DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date:	**September 23, 2026**
To:	**Distribution List (See Attachment A)**
From:	**Marcus Ruddicks, Assistant Planner Planning and Community Development**
Subject:	**REZONE APPLICATION NO. PLN2026-0016- AEMETIS BIOGAS LLC**
Comment Period:	**September 23, 2026 – October 28, 2026**
Respond By:	**October 28, 2026**
Public Hearing Date:	**Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.**

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant:	**Jessica Cardoso, Aemetis Biogas, LLC**
Project Location:	**4130 Jessup Road, between Faith Home and State Route 99 in the Community of Keyes.**
APN's:	**045-045-001**
Williamson Act Contract:	**N/A**
General Plan:	**Planned Development**

Community Plan: **Planned Industrial**

Current Zoning: **General Agriculture (A-2-10)**

Project Description: **Request to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10) to Planned Development to allow for the development of a private Renewable Natural Gas (RNG) fueling station to serve the existing fleet for Aemetis Biogas. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers and a 280± square-foot employee restroom facility. The facility will be gated and cardlock operated, but will be accessible to employees 24 hours a day, seven days a week. Four tanker deliveries of RNG fuel are estimated per-day, with up to two employees expected to access the site at a time to do so. The station will fuel the Aemetis fleet, which includes up to 40 trucks utilized for hauling commodities such as wet distiller grains and ethanol; however, only seven trucks per-day are anticipated to utilize the site for fueling. Tanker trucks will be utilized to refuel the above ground RNG fueling station at the nearby Aemetis Biogas processing facility on Assessor's Parcel Number (APN) 045-026-039. Parking stalls for ten RNG tankers are proposed, but only three are expected to be parked on-site at any one time. Empty tankers will be parked on-site after fueling between uses.**

The site is currently undeveloped. Ingress and egress to the site is proposed to be taken from County-maintained Jessup Road via two new driveways with the entrance approximately 425 feet from the intersection of Jessup Road and East Keyes Road and the exit driveway approximately 285 feet from this intersection. Screen landscaping consisting of approximately 24 deciduous trees along the Jessup Road frontage and approximately 34 evergreen trees along the East Keyes frontage and eastern property line are proposed, and the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats. A storm drainage basin is proposed along the East Keyes Road frontage. 12 pole-mounted lights 25 feet in height are proposed to provide site illumination throughout the site. A 48 square-foot identification sign is proposed along the east and west sides of the fuel canopy.

The project site is located within the Keyes Community Plan, with a designation of Planned Industrial. The project site is located within the Keyes Municipal Advisory Council-adopted boundaries and will be served by Keyes Community Service District for public water and sanitary sewer services.

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

REZONE APPLICATION NO. PLN2026-0016- AEMETIS BIOGAS LLC

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA DEPT OF TOXIC SUBSTANCES CONTROL (DTSC)		STAN CO ERC
	CA DEPT OF HEALTH CARE SERVICES	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES/SANITARY DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: BERTOLOTTI 1	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T

	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: KEYES UNION		US MILITARY (SB 1462)
X	SCHOOL DIST 2: TURLOCK UNIFIED		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: REZONE APPLICATION NO. PLN2026-0016- AEMETIS BIOGAS LLC

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

_____

_____

Response prepared by:

_____

Name Title Date

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CEQA INITIAL STUDY
Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2025

1.	**Project title:**	Rezone Application No. PLN2026-0016- Aemetis Biogas LLC
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Marcus Ruddicks, Assistant Planner (209) 525-6330
4.	**Project location:**	4130 Jessup Road, between Faith Home Road and State Route 99 in the Community of Keyes. (APN: 045-045-001).
5.	**Project sponsor's name and address:**	Jessica Cardoso, Aemetis Biogas, LLC 6042 Faith Home Road, Ceres, CA 95307
6.	**General Plan designation:**	Planned Development
7.	**Community Plan designation:**	Planned Industrial (PI)
8.	**Zoning:**	General Agriculture (A-2-10)

9. Description of project:

Request to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10) to Planned Development to allow for the development of a private Renewable Natural Gas (RNG) fueling station to serve the existing fleet for Aemetis Biogas. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers and a 280± square-foot employee restroom facility. The facility will be gated and cardlock operated, but will be accessible to employees 24 hours a day, seven days a week. Four tanker deliveries of RNG fuel are estimated per-day, with up to two employees expected to access the site at a time to do so. The station will fuel the Aemetis fleet, which includes up to 40 trucks utilized for hauling commodities such as wet distiller grains and ethanol; however, only seven trucks per-day are anticipated to utilize the site for fueling. Tanker trucks will be utilized to refuel the above ground RNG fueling station at the nearby Aemetis Biogas processing facility on Assessor's Parcel Number (APN) 045-026-039. Parking stalls for ten RNG tankers are proposed, but only three are expected to be parked on-site at any one time. Empty tankers will be parked on-site after fueling between uses.

The site is currently undeveloped. Ingress and egress to the site is proposed to be taken from County-maintained Jessup Road via two new driveways with the entrance approximately 425 feet from the intersection of Jessup Road and East Keyes Road and the exit driveway approximately 285 feet from this intersection. Screen landscaping consisting of approximately 24 deciduous trees along the Jessup Road frontage and approximately 34 evergreen trees along the East Keyes frontage and eastern property line are proposed, and the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats. A storm drainage basin is proposed along the East Keyes Road frontage. 12 pole-mounted lights 25 feet in height are proposed to provide site illumination throughout the site. A 48 square-foot identification sign is proposed along the east and west sides of the fuel canopy.

The project site is located within the Keyes Community Plan, with a designation of Planned Industrial. The project site is located within the Keyes Municipal Advisory Council-adopted boundaries and will be served by Keyes Community Service District for public water and sanitary sewer services.

10.	**Surrounding land uses and setting:**	Irrigated farmland and scattered single-family dwellings to the south and west; a temporary Aemetis construction facility to the south; industrial buildings and uses to the north and east; State Route 99 and the Community of Keyes to the east
11.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	Stanislaus County Department of Public Works Department of Environmental Resources – Hazmat Division California Department of Toxic Substances Control
12.	**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**	In accordance with SB 18, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment. The Muwekma Ohlone Tribe of the San Francisco (S.F.) Bay Area has requested consultation in accordance with AB 52 for all projects located west of the San Joaquin River. This project is not located in that area; accordingly, this project is not being sent to the Muwekma Ohlone S.F. Bay Area tribe.
13.	**Attachments:**	I. Records Search, conducted by the Central California Information Center, dated January 9, 2026 II. Mitigation Monitoring and Reporting Program (MMRP) for

the Keyes Community Plan, adopted April 18, 2000 (MMRP Keyes)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture / Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☒ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☒ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☒ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ **I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**

☒ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ **I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.**

☐ **I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.**

☐ **I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable**

standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on File **September 23, 2026**

Prepared by Marcus Ruddicks, Assistant Planner Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

> **a) Earlier Analysis Used. Identify and state where they are available for review.**
>
> **b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.**
>
> **c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.**

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site was previously developed with a single-family dwelling and accessory structures but is currently vacant. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers. Screen landscaping consisting of approximately 24 deciduous trees along the Jessup Road frontage and approximately 34 evergreen trees along the East Keyes frontage and eastern property line are proposed, and the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats. A storm drainage basin is proposed along the East Keyes Road frontage. Twelve pole-mounted lights 25 feet in height are proposed to provide site illumination throughout the site. A 48 square-foot identification sign is proposed along the east and west sides of the fuel canopy. No other lighting or signage is proposed as part of the project.

The only scenic designation in the County is along Interstate 5, which is not near the project site. The site itself is not considered to be a scenic resource or unique scenic vista. Irrigated farmland and scattered single-family dwellings are located to the south and west. A temporary Aemetis construction facility is located to the south, and various industrial buildings and uses are located to the north and east. State Route 99 and the Community of Keyes are located to the east. Structures

within the surrounding area consist primarily of metal industrial and agricultural buildings, and residential and accessory structures with stucco, metal, and wood facades. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

The Mitigation Monitoring and Reporting Program adopted with the Keyes Community Plan requires all existing and future exterior lighting in Highway Commercial areas to be shielded and be aimed downward and towards the site so as to provide adequate illumination without off-site light spillage or a glare effect to adjacent properties and that the use of reflective surfaces on new multi-story development be oriented in such a way as to reduce glare to the adjacent roadways. The project site is designated as Planned Industrial in the Community Plan, this required mitigation would not apply; however, a development standard reflecting this requirement will be added to the project.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation[1].

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the			**X**	

California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			**X**	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			**X**	

Discussion: The site is 1.9± acres in size and is classified as “Urban and Built-Up Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that approximately 89.5 percent of the project site is comprised of Dinuba sandy loam with 0 to 1 percent slopes (DrA), which has a California Revised Storie Index Rating of 86. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. The 86 Index rating equates to Grade 1 Soils, which are considered to be excellent soil to be used for irrigated agriculture. The remaining 10.5 percent of the project site is comprised of Hanford sandy loam with 0 to 1 percent slopes (HdA), which has a California Revised Storie Index Rating of 93. The 93 Index rating also equates to Grade 1 Soils. According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan’s Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be taken into account when determining most productive agricultural areas, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The project site is not currently improved with production agriculture and has not been farmed for many years.

Irrigated farmland and scattered single-family dwellings to the south and west, a temporary Aemetis construction facility to the south, heavy industrial buildings and uses to the north and east, and State Route 99 and the Community of Keyes to the east.

The project site itself is not enrolled in a Williamson Act Contract; however, the nearest parcel enrolled in a Williamson Act Contract is a 16.89± acre farmed parcel located approximately 0.08 miles away from the project site across East Keyes Road to the south. Staff believe that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land in the vicinity. Non-contracted production agriculture exists to the west of the project site.

The site is located in the service area for the Turlock Irrigation District (TID). The project was referred to TID, which provided a referral response on June 16, 2026, indicating that a 25-foot easement belonging to the Improvement District 53A, the Baxter Ditch, runs from east to west along the south side of East Keyes Road and in the proximity of the southern border of the subject parcel. TID requested that the developer submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, if the development project includes any development south of East Keyes Road in order for the District to determine specific impacts and requirements. In the same response, TID also provided comments related to electrical utilities, requesting that any trees planted along Jessup Road have a maximum canopy height of 25 feet and setback a minimum 15 feet from property line and back-of-sidewalk to enable the safe placement of utilities. Development standards will be placed on the project to address these comments.

Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-40) zoning district and are required to be designed to physically avoid conflicts between agricultural and non-agricultural uses. General Plan Amendment No. 2011-01 – Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses which do not serve the general public shall not be subject to compliance with these guidelines; however, project requirements consistent with these guidelines may be required as part of the project approval. Based on the requested use consisting of fueling station with two employees expected to access the site regularly, four truck deliveries estimated per-day, and no customers or other members of the general public expected to visit the site, staff believe the project can be considered low people intensive, thus not subject to the County's Agricultural Buffer requirements. The Planning Commission shall have the ultimate authority to determine if a use is "low people intensive." Additionally, the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats and installing screen landscaping consisting of approximately 24 deciduous trees along the Jessup Road frontage and approximately 34 evergreen trees along the East Keyes frontage and eastern property line.

The EIR for the Keyes Community Plan identified loss of farmland as an impact that could not be mitigated to a level of insignificance and as part of the approval process a Statement of Overriding Considerations with respect to loss of prime farmland was adopted. The Mitigation Monitoring and Reporting Plan (MMRP) called for a mitigation measure to address the conversion of Important Farmland to non-agricultural use. This mitigation measure is not applicable to the proposed project as the California Department of Conservation's Important Farmland Maps identifies the project site as urban and built up land.

Based on this information, staff believe that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land, nor will the project result in the conversion of prime farmland, unique farmland, or farmland of statewide importance. No forest lands

or timberland exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.

Mitigation: None.

References: Application information; Referral response received from Turlock Irrigation District, dated June 16, 2026; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			**X**	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the

California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The facility will be gated and cardlock operated, but will be accessible to employees 24 hours a day, seven days a week. Four truck deliveries are estimated per-day to pick up and drop off trailers for refueling, with up to two employees expected to access the site at a time to do so. The station can accommodate up to 40 trucks per-day based on its fuel storage and dispensing capacity, but only a maximum of seven per-day are currently proposed.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

The project site is located within the Keyes Community Plan. The Mitigation Monitoring and Reporting Program (MMRP) adopted with the Keyes Community Plan included several mitigation measures regarding air impacts associated with construction and the operation of projects developed within the Keyes Community Plan to ensure Air District standards are met. However, the mitigation measures identified in the Keyes Community Plan MMRP are already required to be met through applicable Air District permitting and through enforcement of the California Building Code. Accordingly, Air Quality requirements are not applied as mitigation, but instead will be applied as development standards applicable to the project, which require that all applicable Air District permits be obtained, and that California Green Building Code be met.

The project was referred to the Air District, who responded with no comments on the project on July 17, 2026.

The closest sensitive receptor is a single-family dwelling approximately 660 feet to the south, located on APN 045-045-022 across East Keyes Road. Project activities on-site are not expected to impact this receptor as odors are not expected as a result of the proposed project.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. As the facility will be designed to accommodate up to 40 trucks per-day (for 80 total truck trips per-day), the proposed project will not exceed the screening criteria for VMT analysis. As this is below the District's threshold of significance for vehicle trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of grading the site and constructing the proposed 2,100± square-foot fuel canopy, 280± square-foot restroom building, and two compressed natural gas (CNG) dispensers. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

As the project must comply with District regulations, the project's emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

Mitigation: None.

References: Application information; Referral response received from San Joaquin Valley Air Pollution Control District, dated July 17, 2026; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the			X	

California Department of Fish and Game or U.S. Fish and Wildlife Service?				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			**X**	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Ceres Quad of the California Natural Diversity Database. Based on results from the California Natural Diversity Database (CNDDB), there are six animal species (excluding fish and mollusk species for which there is no feasible or potential habitat on the project site due to the lack of hydrological features) which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Ceres California Natural Diversity Database Quad. These species include Swainson's hawk, tricolored blackbird, burrowing owl, Crotch's bumblebee, valley elderberry longhorn beetle, and Townsend's big-eared bat. Of these species, only Swainson's hawk, Crotch's bumblebee, and the valley elderberry longhorn beetle have been spotted within a three-mile radius of the project site, but the species have been presumed extant in the area since 2007, 1968, and 1984, respectively.

The Mitigation Monitoring and Reporting Program adopted with the Keyes Community Plan includes mitigation measures related to biological resources; specifically, regarding potential impacts to wetlands, valley elderberry longhorn beetle (VELB), Swainson's hawk and other raptors, oak trees, and special status species associated with valley grassland habitats. The site was previously developed with a single-family dwelling and accessory structures but is currently vacant. Based on

the location and lack of suitable habitat on-site, the likelihood for special status species to exist on-site are very low, and these mitigation measures are not applicable to the proposed project.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant with mitigation in place.

An early consultation was referred to the California Department of Fish and Wildlife, and no response has been received to date.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed, and no construction is proposed. However, standard requirements regarding the discovery of cultural resources during any future construction will be added to the project.

Mitigation: None.

References: Application information; Central California Information Center Report for the project site, dated January 9, 2026; Stanislaus County General Plan and Support Documentation[1].

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The California Environmental Quality Act (CEQA) Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered. The project was also referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD), who responded with no comments on the project on July 17, 2026.

All construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be added to this project to address compliance with Title 24, Green Building Code, which includes energy efficiency requirements.

Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis. As discussed in Section III – *Air Quality*, these activities would not significantly increase VMT due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. A total of 80 truck trips are anticipated per-day, which is below this threshold.

The site is located in the service area for the Turlock Irrigation District (TID). The project was referred to TID, which provided a referral response on June 16, 2026 requesting that any trees planted along

Jessup Road have a maximum canopy height of 25 feet and requiring a minimum 15-foot front setback from property line and back-of-sidewalk to enable the safe placement of utilities.

Vehicles accessing the site will be subject to applicable Air District regulations, including rules and regulations that increase energy efficiency. Accordingly, VMT impacts are anticipated to be less than significant. It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to energy are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response received from Turlock Irrigation District, dated June 16, 2026; Referral response received from San Joaquin Valley Air Pollution Control District, dated July 17, 2026; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County General Plan and Support Documentation[1].

VII. GEOLOGY AND SOILS. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			**X**	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would			**X**	

become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			**X**	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that approximately 89.5 percent of the project site is comprised of Dinuba sandy loam with 0 to 1 percent slopes (DrA), which has a California Revised Storie Index Rating of 86, and the remaining 10.5 percent of the project site is comprised of Hanford sandy loam with 0 to 1 percent slopes (HdA). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. The project was referred to Public Works, who responded with standard requirements that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; no parking, loading, or unloading of vehicles being permitted within the County road right-of-way; that irrevocable offers of dedication be provided; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. The response also required that no access be taken from Keyes Road and that the applicant construct public frontage improvements along the project frontage where existing sidewalk and related pedestrian facilities are missing. These improvements include, but are not limited to, installation of new concrete sidewalk, curb, gutter, driveway apron, and storm drainage improvements.

The MMRP adopted with the Keyes Community Plan included mitigation measures regarding the preparation of geotechnical reports and regarding septic systems prior to construction to ensure that they are developed appropriately based on the project site's soil type. The Building Permits Division reviews building permits and determines if geotechnical reports are required with submission of building permits. A referral response received from the Environmental Health Division of DER indicated that, in the event the site did not connect to Keyes Community Service District's sewer, the site would be subject to installing a Measure X septic system that would require the approval of DER through the building permit process, which also takes soil type into consideration within the specific design requirements. DER's requirements will be applied to the project as a development standard, not a mitigation measure, as the requirements are regulatory; however, one of the requirements of the rezone process is that the project connect to public sewer when available. The referral response from DER also stated that the applicant shall secure all necessary permits for the destruction or relocation of the existing on-site wastewater treatment system (OWTS), that the existing on-site water well shall be destroyed under a permit from DER and in accordance with all laws and policies, and that prior to issuance of any grading or building permit, the applicant shall be required to submit a site plan that includes the location, layout, and design of all existing and/or proposed on-site OWTS and their future 100% expansion (replacement) areas.

The site is currently undeveloped but was previously served by a private septic system and received public water service from the Keyes Community Services District (CSD). Pursuant to Section 21.40.030 of the Stanislaus County Code, when projects are located in a city or special district sphere of influence, connection to public sanitary sewer and approved public water systems shall be mandatory in all Planned Development districts where or when such facilities are available. Sanitary sewer is generally considered as being available whenever an existing sewer system is located within 2,640 feet of any part of the parcel on which the project is located. If access to public sanitary sewer is denied, then package sewer treatment facilities may be accepted. The project site is located within the sphere of influence of the Keyes CSD. Email correspondence from the Keyes CSD indicated that the site has an existing water service connection, and a sewer line exists approximately 500 feet away from the project site. As such, the property will be required to connect to public sewer service. The applicant has applied for a will-serve letter from Keyes CSD, and annexation into Keyes CSD will be required as a condition to provide water or sewer service.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area. Impacts to geology and soils are anticipated to be less than significant.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated June 1, 2026; Referral response from the Department of Public Works dated September 17, 2026; Stanislaus County General Plan and Support Documentation[1].

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	**Potentially Significant Impact**	**Less Than Significant**	**Less Than Significant Impact**	**No Impact**

		With Mitigation Incorporated		
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H2O). CO2 is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO2 equivalents (CO2e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The short-term emissions of GHGs during construction, primarily composed of CO2, CH4, and N2O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF6) are typically associated with specific industrial sources and are not expected to be emitted by future construction at this project site. As described in Section III - *Air Quality*, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO2 from future construction would be less than significant. Any future construction resulting from the project would be required to meet mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures, of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11) which includes minimum statewide standards to significantly reduce GHG emissions from new construction. Future construction activities associated with this project would be considered less than significant as they are temporary in nature and subject to meeting San Joaquin Valley Air Pollution Control District (SJVAPCD) standards for emissions.

Direct emissions of GHGs from the operation of the proposed project are primarily due to truck trips to pick up and drop off trailers for refueling. As required by California Environmental Quality Act (CEQA) Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. As discussed in Section III – *Air Quality*, activities related to the project would not significantly increase VMT due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day, with a total of 80 truck trips expected per-day at maximum capacity.

The project was referred to the Air District, who responded with no comments on the project on July 17, 2026.

Based on project details and the development standards to be placed on the project requiring that the applicant be in compliance with the District's rules and regulations, GHG emissions are considered to be less than significant for the project.
Mitigation: None.

References: Application information; Referral response received from San Joaquin Valley Air Pollution Control District, dated July 17, 2026; Stanislaus County General Plan and Support Documentation[1].

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Discussion: The project is not anticipated to interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER indicated that the project is not anticipated to have a significant effect on the environment in terms of hazards and hazardous materials, and requested the applicant contact DER regarding regulatory requirements for hazardous materials and/or wastes and to conduct at least a Phase I study prior to the issuance of a grading permit. The project was also referred to the Environmental Health Division of DER, who provided a referral response stating that the applicant shall secure all necessary permits for the destruction or relocation of the existing on-site wastewater treatment system (OWTS), that the existing on-site water well shall be destroyed under a permit from DER and in accordance with all laws and policies, that any building on-site requiring an OWTS is subject to Measure X requirements and must have a primary secondary wastewater treatment system, and that prior to issuance of any grading or building permit, the applicant shall be required to submit a site plan that includes the location, layout, and design of all existing and/or proposed on-site OWTS and their future 100% expansion (replacement) areas.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. The nearest properties in production agriculture with records of pesticide use are an 18.96± acre farmed parcel located approximately 500± to the northwest of the project site and a 16.89± acre farmed parcel located approximately 460± feet to the southwest. The project was referred to the Stanislaus County Agricultural Commissioner, who regulates pesticide use, and no comments have been received to date related to pesticide use in the area. As discussed in Section II – *Agricultural and Forest Resources*, General Plan Amendment No. 2011-01 – Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. Landscaping, drainage facilities, parking lots, and similar low people intensive uses which do not serve the general public shall not be subject to compliance with these guidelines; however, project requirements consistent with these guidelines may be required as part of the project approval. Staff believe the project can be considered low people intensive, thus not subject to the County's Agricultural Buffer requirements. The Planning Commission shall have the ultimate authority to determine if a use is "low people intensive." Additionally, the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats and installing screen landscaping consisting of approximately 24 deciduous trees along the Jessup Road frontage and approximately 34 evergreen trees along the East Keyes frontage and eastern property line.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control (DTSC) or within the vicinity of any airport.

The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Keyes Fire Protection District. The project was referred to the Keyes Fire Protection District, and no comments have been received to date. The project was referred to the Stanislaus County Fire Prevention Bureau, who responded on July 1, 2026 stating that the project shall have to comply with CFC section 2308, CFC Chapter 53, International Fuel Gas Code, and all other applicable codes and standards. A fire protection engineer report may also be required to be submitted at the building permit stage of the project.

The Mitigation Monitoring and Reporting Program (MMRP) for the Keyes Community Plan included several mitigation measures that were specific to hazards and hazardous materials. However, only the mitigation measure requiring a stop work provision in the event previously unidentified contamination is discovered during construction has been applied to the project as a mitigation measure. The other mitigation measure from the MMRP regarding hazardous materials requires a Phase 1 or 2 study if the site is suspected or known to have hazardous materials on-site. This requirement will already be reflected in the project's development standards and covered by regulatory requirements which will be enforced through the review of grading and building permits required to be obtained as development standards required to be met for project implementation.

The project site is not within the vicinity of any airstrip, airport land use plan area, or wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation:

1. **Construction contracts shall include a stop-work provision in the event previously unidentified contamination is discovered during construction so that appropriate actions can be taken to reduce potential human health and environmental hazards.**

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated June 1, 2026; Referral response from the Department of Environmental Resources (DER) Hazardous Materials Division, dated June 17, 2026; Email correspondence from Stanislaus County Fire Prevention Bureau, dated July 1, 2026; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or			X	

otherwise substantially degrade surface or ground water quality?				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			**X**	
i) result in substantial erosion or siltation on- or off-site;			**X**	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			**X**	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv) impede or redirect flood flows?			**X**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			**X**	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			**X**	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The project proposes to handle stormwater drainage via a new drainage basin on the southern property line along East Keyes Road.

The site is currently undeveloped but was previously served by a private septic system and received public water service from the Keyes Community Services District (CSD). Pursuant to Section 21.40.030 of the Stanislaus County Code, when projects are located in a city or special district sphere of influence, connection to public sanitary sewer and approved public water systems shall be mandatory in all Planned Development districts where or when such facilities are available. Sanitary sewer is generally considered as being available whenever an existing sewer system is located within

2,640 of any part of the parcel on which the project is located. If access to public sanitary sewer is denied, then package sewer treatment facilities may be accepted. The project site is located within the sphere of influence of the Keyes CSD. Email correspondence from the Keyes CSD indicated that the site has an existing water service connection, and a sewer line exists approximately 500 feet away from the project site. As such, the property will be required to connect to public sewer service. The applicant has applied for a will-serve letter from Keyes CSD, and annexation into Keyes CSD will be required as a condition to provide water or sewer service.

The project was referred to the Environmental Health Division of DER, who provided a referral response stating that the applicant shall secure all necessary permits for the destruction or relocation of the existing on-site wastewater treatment system (OWTS), that the existing on-site water well shall be destroyed under a permit from DER and in accordance with all laws and policies, that any building on-site requiring an OWTS is subject to Measure X requirements and must have a primary secondary wastewater treatment system, and that prior to issuance of any grading or building permit, the applicant shall be required to submit a site plan that includes the location, layout, and design of all existing and/or proposed on-site OWTS and their future 100% expansion (replacement) areas. The project was referred to Public Works, who responded with standard requirements that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; no parking, loading, or unloading of vehicles being permitted within the County road right-of-way; that irrevocable offers of dedication be provided; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. The response also required that no access be taken from Keyes Road and that the applicant construct public frontage improvements along the project frontage where existing sidewalk and related pedestrian facilities are missing. These improvements include, but are not limited to, installation of new concrete sidewalk, curb, gutter, driveway apron, and storm drainage improvements.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the state's groundwater basins. Stanislaus County is a participating member in five GSA's across four groundwater subbasins, including: the Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the "northern triangle"; the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River; the Turlock Groundwater Subbasin which covers an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills and occurring east of the San Joaquin River; and the Delta-Mendota Groundwater Subbasin which covers an area of land within Stanislaus County located west of the San Joaquin River and east of the basement rock of the Coast Range. Public and private water agencies and user groups within each of the four groundwater subbasins work together as GSA's to implement SGMA. The project site is located in the Modesto Groundwater Subbasin, which is administered by the West Turlock Subbasin GSA. The project was referred to the West Turlock Subbasin GSA, and no comments were received regarding the proposed project.

The project was referred to the Department of Environmental Resources (DER)'s Groundwater Resources Division, who responded on June 2, 2026 with no comments.

The site is located in the service area for the Turlock Irrigation District (TID). The project was referred to TID, which provided a referral response on June 16, 2026 indicating that a 25-foot easement belonging to the Improvement District 53A, the Baxter Ditch, runs from east to west along the south side of East Keyes Road and in the proximity of the southern border of the subject parcel. TID also requested that the developer submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, if the development project includes any development south of East Keyes Road in order for the District to determine specific impacts and requirements.

The Mitigation Monitoring and Reporting Program adopted with the Keyes Community Plan included mitigation measures regarding hydrology and water quality and to ensure septic systems are developed appropriately based on the project site's soil type; however, the mitigation measures are all covered by regulatory requirements which will be enforced through the review of grading and building permits required to be obtained as development standards required to be met for project implementation.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated June 1, 2026; Email correspondence from Keyes Community Services District, received June 24, 2026; Referral response received from Turlock Irrigation District, dated June 16, 2026; Referral response from the Department of Public Works dated September 17, 2026; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project site is designated Planned Development by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10).

The project is a request to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10) to Planned Development in order to allow for the development of a private

Renewable Natural Gas (RNG) fueling station on-site to only serve existing fleet operators of Aemetis Biogas hauling commodities such as wet distiller grains and ethanol. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers and a 280± square-foot employee restroom building. The station can accommodate up to 40 trucks per-day based on its fuel storage and dispensing capacity, but only a maximum of seven per-day are currently anticipated. Parking stalls for ten RNG trailers are proposed, but only three trailers are expected to be parked on-site at a time.

The Land Use Element describes the Planned Development designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property. To approve a Rezone, the Planning Commission must find that it is consistent with the General Plan. Pursuant to the General Plan, the Planned Development zoning designation is consistent with the Planned Development General Plan Land Use designation.

The project site is designated, Planned Industrial in the Keyes Community Plan. The Mitigation Monitoring and Reporting Program for the Keyes Community Plan included mitigation measures addressing lighting, air quality, hydrology, hazardous materials, noise, biological resources, agricultural resources, traffic, public facilities, fire and school fees, and geology and soils. All of the mitigation measures applicable to the project, that are not already covered by regulatory programs or permitting, which will be required through the application of development standards, have been applied to the project. Those mitigation measures have been incorporated into the Hazards and Hazardous Materials, Noise, and Transportation Sections of this initial study.

Policy 26 and 27 of the Land Use Element of the Stanislaus County General Plan requires city support of projects located within a city sphere of influence (SOI) and consultation with cities when a project is located within one mile of a city SOI and within the City's General Plan area. Though the project does not meet either requirement for city referral, the project is located within the sphere of influence of Keyes CSD and will be required to connect to Keyes CSD for public sewer services, which is provided with support from the City of Turlock. Accordingly, the project will be referred to the City of Turlock for comment.

Goal One, Policy Four, Implementation Measure 2 of the Keyes Community Plan requires that Planned Industrial development be buffered from adjacent agricultural land uses outside the Community Plan area by landscaping elements. The applicant has proposed screen landscaping along the perimeter of the project site that will meet this requirement. A development standard will also be placed on the project requiring approval of a landscaping plan prior to issuance of a building or grading permit and installation and inspection of landscaping prior to final of a building or grading permit.

As discussed in Section II – *Agricultural and Forest Resources*, General Plan Amendment No. 2011-01 – Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. Landscaping, drainage facilities, parking lots, and similar low people intensive uses which do not serve the general public shall not be subject to compliance with these guidelines; however, project requirements consistent with these guidelines may be required as part of the project approval. Staff believe the project can be considered low people intensive, thus not subject to the County's Agricultural Buffer requirements. The Planning Commission shall have the ultimate authority to determine if a use is "low people

intensive." Additionally, the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats and installing screen landscaping consisting of approximately 24 deciduous trees along the Jessup Road frontage and approximately 34 evergreen trees along the East Keyes frontage and eastern property line.
The project will not physically divide an established community nor conflict with any habitat conservation plans. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application information; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation[1].

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity		X		

of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. The General Plan identifies noise levels for residential or other noise-sensitive land uses of up to 55 hourly Leq, dBA and 75 Lmax, dBA from 7:00 a.m. to 10:00 p.m. and 45 hourly Leq, dBA and 65 Lmax, dBA from 10:00 p.m. to 7:00 a.m. Pure tone noises, such as music, shall be reduced by five dBA; however, when ambient noise levels exceed the standards, the standards shall be increased to the ambient noise levels. The facility will be gated and cardlock operated but will be accessible to employees 24 hours a day, seven days a week. Four truck deliveries are estimated per-day to pick up and drop off trailers for refueling, with up to two employees expected to access the site at a time to do so. The site itself is impacted by the noise generated from State Route 99 and industrial and farming operations in the surrounding area. Such uses should be under the threshold established by the General Plan's Noise Element and Chapter 10.46 of the County Code – Noise Control.

The closest sensitive receptor is a single-family dwelling approximately 660 feet to the south, located on APN 045-045-022 across East Keyes Road. Project activities on-site are not expected to impact this receptor. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

The Mitigation Monitoring and Reporting Program for the Keyes Community Plan included several mitigation measures that were specific to noise. One of these mitigation measures applies only to residential development and would not be applicable to the project. Those mitigation measures applicable to the project which have to do with mitigating potential noise impacts during construction have been applied to the project.

The site is not located within an airport land use plan. Noise impacts are considered to be less than significant with mitigation included.

Mitigation:

2. Hours of construction on the project site shall be limited to 7:00 a.m. to 6:00 p.m. Monday thru Friday, with no construction allowed on holidays.

References: Application information; Stanislaus County General Plan and Support Documentation[1].

XIV. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2023 Stanislaus County Housing Element, which covers the sixth cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project.

Impacts related to Population and Housing are considered to be less than significant.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation[1].

XV. PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts,			X	

in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			**X**	
Police protection?			**X**	
Schools?			**X**	
Parks?			**X**	
Other public facilities?			**X**	

Discussion: This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services including Keyes Fire Protection District, the Stanislaus County Sheriff's Office, the Keyes Union and Turlock Unified School Districts, Stanislaus County Public Works Department, and Turlock Irrigation District (TID). Of these agencies, only TID and Public Works responded with comments. The referral response from TID contained comments indicating that a 25-foot easement belonging to the Improvement District 53A, the Baxter Ditch, runs from east to west along the south side of East Keyes Road and in the proximity of the southern border of the subject parcel. TID also requested that the developer submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, if the development project includes any development south of East Keyes Road in order for the District to determine specific impacts and requirements. In the same response, TID also provided comments related to electrical utilities, requesting that any trees planted along Jessup Road have a maximum canopy height of 25 feet and requiring a minimum 15-foot front setback from property line and back-of-sidewalk to enable the safe placement of utilities. The referral response from Public Works included standard requirements that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; no parking, loading, or unloading of vehicles being permitted within the County road right-of-way; that irrevocable offers of dedication be provided; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. The response also required that no access be taken from Keyes Road and that the applicant construct public frontage improvements along the project frontage where existing sidewalk and related pedestrian facilities are missing. These improvements include, but are not limited to, installation of new concrete sidewalk, curb, gutter, driveway apron, and storm drainage improvements.

A referral response received from the Stanislaus County Fire Prevention Bureau, who responded on July 1, 2026, stated that the project shall have to comply with CFC section 2308, CFC Chapter 53, International Fuel Gas Code, and all other applicable codes and standards. A fire protection engineer report may also be required to be submitted at the building permit stage of the project.

The MMRP adopted with the Keyes Community Plan included mitigation measures regarding the payment of applicable fire, parks, and public facility fees. Development standards regarding the payment of public facility and fire fees will be applied to the project. Residential subdivisions are required to pay park in lieu fees or to dedicate parkland based on the policies included in the State of California's Quimby Act and the Stanislaus County's Conservation and Open Space Element. However, as a nonresidential use, the proposed development will only be responsible for paying the fees identified in the public facility fee schedules adopted by the Board of Supervisors.

As discussed in Section X – *Hydrology and Water Quality,* the project site will be required to connect to public sewer and water service because service it is located within the sphere of influence of the Keyes CSD. Email correspondence from the Keyes CSD indicated that the site has an existing water service connection, and a sewer line exists approximately 500 feet away from the project site. The applicant has applied for a will-serve letter from Keyes CSD, and annexation into Keyes CSD will be required as a condition to provide water or sewer service.

A referral response received from the Environmental Health Division of DER stated that the applicant shall secure all necessary permits for the destruction or relocation of the existing on-site wastewater treatment system (OWTS), that the existing on-site water well shall be destroyed under a permit from DER and in accordance with all laws and policies, that any building on-site requiring an OWTS is subject to Measure X requirements and must have a primary secondary wastewater treatment system, and that prior to issuance of any grading or building permit, the applicant shall be required to submit a site plan that includes the location, layout, and design of all existing and/or proposed on-site OWTS and their future 100% expansion (replacement) areas.

The County has adopted Public Facilities Fees, as well as School and Fire Facility Fees on behalf of the appropriate districts, to address impacts to public services. Construction associated with this project shall be subject to all adopted public facility fees, which will be required to be paid at the time of building permit issuance.

Impacts to public services are anticipated to be less than significant.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated June 1, 2026; Email correspondence from Keyes Community Services District, received June 24, 2026; Email correspondence from Stanislaus County Fire Prevention Bureau, dated July 1, 2026; Referral response received from Turlock Irrigation District, dated June 16, 2026; Referral response from the Department of Public Works dated September 17, 2026; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XVI. RECREATION.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Does the project include recreational facilities or require the			**X**	

construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. Any construction will require payment of public facility fees, which includes fees for parks.

The Mitigation Monitoring and Reporting Program for the Keyes Community Plan included a mitigation measure regarding the payment of a fair share towards parks. Non-residential development pays parks fees through the payment of public facilities fees, which are collected during the issuance of a building permit. This requirement will be incorporated into the project as a development standard.

Mitigation: None.

References: Application information; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XVII. TRANSPORTATION. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?		**X**		
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

Discussion: The project is a request to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10) to Planned Development in order to allow for the development of a private Renewable Natural Gas (RNG) fueling station on-site to only serve existing fleet operators of Aemetis Biogas hauling commodities such as wet distiller grains and ethanol. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers and a 280± square-foot employee restroom building. The station can accommodate up to

40 trucks per-day based on its fuel storage and dispensing capacity, but only a maximum of seven per-day are currently anticipated. Parking stalls for ten RNG trailers are proposed, but only three trailers are expected to be parked on-site at a time. The facility will be gated and cardlock operated, but will be accessible to employees 24 hours a day, seven days a week. Four truck deliveries are estimated per-day to pick up and drop off trailers for refueling, with up to two employees expected to access the site at a time to do so. Ingress and egress to the site is proposed to be taken from County-maintained Jessup Road via two new driveways, with the entrance approximately 425 feet from the intersection of Jessup Road and East Keyes Road, and the exit driveway approximately 285 feet from this intersection.

This project was referred to the Department of Public Works and the California Department of Transportation (Caltrans), and only Public Works has responded to date. The referral response from Public Works included standard requirements that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; no parking, loading, or unloading of vehicles being permitted within the County road right-of-way; that irrevocable offers of dedication be provided; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. The response also required that no access be taken from Keyes Road and that the applicant construct public frontage improvements along the project frontage where existing sidewalk and related pedestrian facilities are missing. These improvements include, but are not limited to, installation of new concrete sidewalk, curb, gutter, driveway apron, and storm drainage improvements.

The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or General Plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant transportation impact. A total of 80 truck trips are expected per-day. As this is below the District's threshold of significance for vehicle trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

The project site is located within the Keyes Community Plan. The MMRP adopted with the Keyes Community Plan included mitigation measures regarding the payment of a traffic mitigation fee for roadway projects identified in the Keyes Community Plan. This has been applied to the project as a mitigation measure. Public Facility Fees, which includes funding for the Regional Transportation Impact Fee (RTIF) that provides funding for identified County road projects throughout the County, will be required to be paid prior to issuance of a building permit.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy. Transportation impacts associated with the project are considered to be less than significant.

Mitigation:

3. Prior to issuance of a building permit, the applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for the proposed land uses per the Keyes Community Plan fee program adopted at the time of building permit issuance. These fees are adjusted for inflation using the Engineering News-Record construction cost index and shall be paid prior to building permit issuance.

References: Application information; Referral response from the Department of Public Works dated September 17, 2026; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XVIII. TRIBAL CULTURAL RESOURCES.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource			X	

to a California Native American tribe.				

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. In accordance with SB 18, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment. The Muwekma Ohlone Tribe of the San Franscisco (S.F.) Bay Area has requested consultation in accordance with AB 52 for all projects located west of the San Joaquin River. This project is not located in that area. Accordingly, this project is not being sent to the Muwekma Ohlone S.F. Bay Area Tribe. If any resources are found during construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified. A condition of approval regarding the discovery of cultural resources during any future construction process will be added to the project.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation[1].

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local			**X**	

infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Discussion: Limitations on providing services have not been identified. The site is currently undeveloped but was previously served by a private septic system and received public water from the Keyes Community Services District (CSD). As discussed in Section X – *Hydrology and Water Quality,* the project site will be required to connect to public sewer and water service because service it is located within the sphere of influence of the Keyes CSD. Email correspondence from the Keyes CSD indicated that the site has an existing water service connection, and a sewer line exists approximately 500 feet away from the project site. The applicant has applied for a will-serve letter from Keyes CSD, and annexation into Keyes CSD will be required as a condition to provide water or sewer service. Development standards will be added to the project to reflect this requirement.

A referral response received from the Environmental Health Division of DER stated that the applicant shall secure all necessary permits for the destruction or relocation of the existing on-site wastewater treatment system (OWTS), that the existing on-site water well shall be destroyed under a permit from DER and in accordance with all laws and policies, that any building on-site requiring an OWTS is subject to Measure X requirements and must have a primary secondary wastewater treatment system, and that prior to issuance of any grading or building permit, the applicant shall be required to submit a site plan that includes the location, layout, and design of all existing and/or proposed on-site OWTS and their future 100% expansion (replacement) areas.

The project is located in the service area for the Turlock Irrigation District (TID). A referral response from TID contained comments indicating that a 25-foot easement belonging to the Improvement District 53A, the Baxter Ditch, runs from east to west along the south side of East Keyes Road and in the proximity of the southern border of the subject parcel. TID also requested that the developer submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, if the development project includes any development south of East Keyes Road in order for the District to determine specific impacts and requirements. In the same response, TID also provided comments related to electrical utilities, requesting that any trees planted along Jessup Road have a maximum canopy height of 25 feet and requiring a minimum 15-foot front setback from property line and back-of-sidewalk to enable the safe placement of utilities.

The project was referred to Public Works, who responded with standard requirements that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; no parking, loading, or unloading of vehicles being permitted within the County road right-of-way; that irrevocable offers of dedication be provided; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. The response also required that no access be taken from Keyes Road and that the applicant construct public frontage improvements along the project frontage where existing sidewalk and related pedestrian facilities are missing. These improvements include, but are

not limited to, installation of new concrete sidewalk, curb, gutter, driveway apron, and storm drainage improvements.

The Mitigation Monitoring and Reporting Program MMRP adopted with the Keyes Community Plan included mitigation measures regarding stormwater, water supply and quality, and regarding the preparation of geotechnical reports prior to installation of an on-site septic system. The water supply will be provided by Keyes CSD which makes the mitigation regarding on-site well inapplicable. The remaining mitigation measures are being met through the grading and building permit review process, which will be incorporated into the project as a requirement per the development standards applied to the project.

Impacts to utilities and service systems are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated June 1, 2026; Email correspondence from Keyes Community Services District, received June 24, 2026; Referral response received from Turlock Irrigation District, dated June 16, 2026; Referral response from the Department of Public Works dated September 17, 2026; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding			**X**	

or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to County-maintained Jessup Road.

The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Keyes Fire Protection District. The project was referred to the Keyes Fire Protection District, and no comments have been received to date. The project was referred to the Stanislaus County Fire Prevention Bureau, who responded on July 1, 2026 stating that the project shall have to comply with CFC section 2308, CFC Chapter 53, International Fuel Gas Code, and all other applicable codes and standards. A fire protection engineer report may also be required to be submitted at the building permit stage of the project.

Future construction associated with the project will be subject to building permits and will be reviewed by the County's Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction.

The Mitigation Monitoring and Reporting Program for the Keyes Community Plan included a mitigation measure regarding the payment of fire district fees. Fire fees are collected prior to the issuance of a building permit. This requirement will be incorporated into the project as a development standard.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Application information; Email correspondence from Stanislaus County Fire Prevention Bureau, dated July 1, 2026; Keyes Community Plan, EIR and MMRP adopted April 2000; Stanislaus County General Plan and Support Documentation[1].

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below			**X**	

self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			**X**	

Discussion: The project is a request to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10) to Planned Development in order to allow for the development of a private Renewable Natural Gas (RNG) fueling station on-site to only serve existing fleet operators of Aemetis Biogas hauling commodities such as wet distiller grains and ethanol. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers and a 280± square-foot employee restroom building. The station can accommodate up to 40 trucks per-day based on its fuel storage and dispensing capacity, but only a maximum of seven per-day are currently anticipated. Parking stalls for ten RNG trailers are proposed, but only three trailers are expected to be parked on-site at a time.

The Mitigation Monitoring and Reporting Program for the Keyes Community Plan included mitigation measures addressing lighting, air quality, hydrology, hazardous materials, noise, biological resources, agricultural resources, traffic, public facilities, fire and school fees, and geology and soils. All of the mitigation measures applicable to the project, that are not already covered by regulatory programs or permitting, which will be required through the application of development standards, have been applied to the project. Those mitigation measures have been incorporated into the Hazards and Hazardous Materials, Noise, and Transportation Sections of this initial study.

Irrigated farmland and scattered single-family dwellings are located to the south and west of the project. A temporary Aemetis construction facility is located to the south, and various industrial buildings and uses are located to the north and east. State Route 99 and the Community of Keyes are located to the east. No other discretionary projects are being processed in the vicinity of the project site that may lead to cumulative impacts. Further development of parcels in the Keyes area not already identified for development in the Keyes Community Plan would be subject to an

amendment of the Keyes Community Plan, which would require environmental review, including a cumulative impact analysis. Review of this project has not indicated any potential for cumulative impacts which might significantly impact the environmental quality of the site and/or the surrounding area.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation[1].

[1]Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on December 9, 2025.

Stanislaus County

Planning and Community Development

Mitigation Monitoring and Reporting Program

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

September 23, 2026

1. Project title and location:	Rezone Application No. PLN2026-0016-Aemetis Biogas LLC 4130 Jessup Road, between Faith Home Road and State Route 99 in the cCommunity of Keyes. (APN: 045-045-001).
2. Project Applicant name and address:	Jessica Cardoso, Aemetis Biogas, LLC 6042 Faith Home Road, Ceres, CA 95307
3. Person Responsible for Implementing Mitigation Program (Applicant Representative):	Jessica Cardoso, Aemetis Biogas, LLC
4. Contact person at County:	Marcus Ruddicks, Assistant Planner (209) 525-6330

MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

VIII. HAZARDS AND HAZARDOUS MATERIALS

No. 1 Mitigation Measure: Construction contracts shall include a stop-work provision in the event previously unidentified contamination is discovered during construction so that appropriate actions can be taken to reduce potential human health and environmental hazards.

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to any grading or construction activities

When should it be completed:	Upon completion of grading and construction activities
Who verifies compliance:	Stanislaus County Department of Planning and Community Development
Other Responsible Agencies:	Stanislaus County Department of Environmental Resources, Hazardous Materials Division

XII. NOISE

No. 2 Mitigation Measure: Hours of construction on the project site shall be limited to 7:00 a.m. to 6:00 p.m. Monday thru Friday, with no construction allowed on holidays.

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to any grading or construction activities
When should it be completed:	Upon completion of any grading and construction activities
Who verifies compliance:	Stanislaus County Department of Planning and Community Development
Other Responsible Agencies:	N/A

XVII. TRANSPORTATION

No. 3 Mitigation Measure: Prior to issuance of a building permit, the applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for the proposed land uses per the Keyes Community Plan fee program adopted at the time of building permit issuance. These fees are adjusted for inflation using the Engineering News-Record construction cost index and shall be paid prior to building permit issuance.

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to issuance of a building permit
When should it be completed:	Prior to issuance of a building permit

Who verifies compliance:	Stanislaus County Public Works Department
Other Responsible Agencies:	Stanislaus County Department of Planning and Community Development

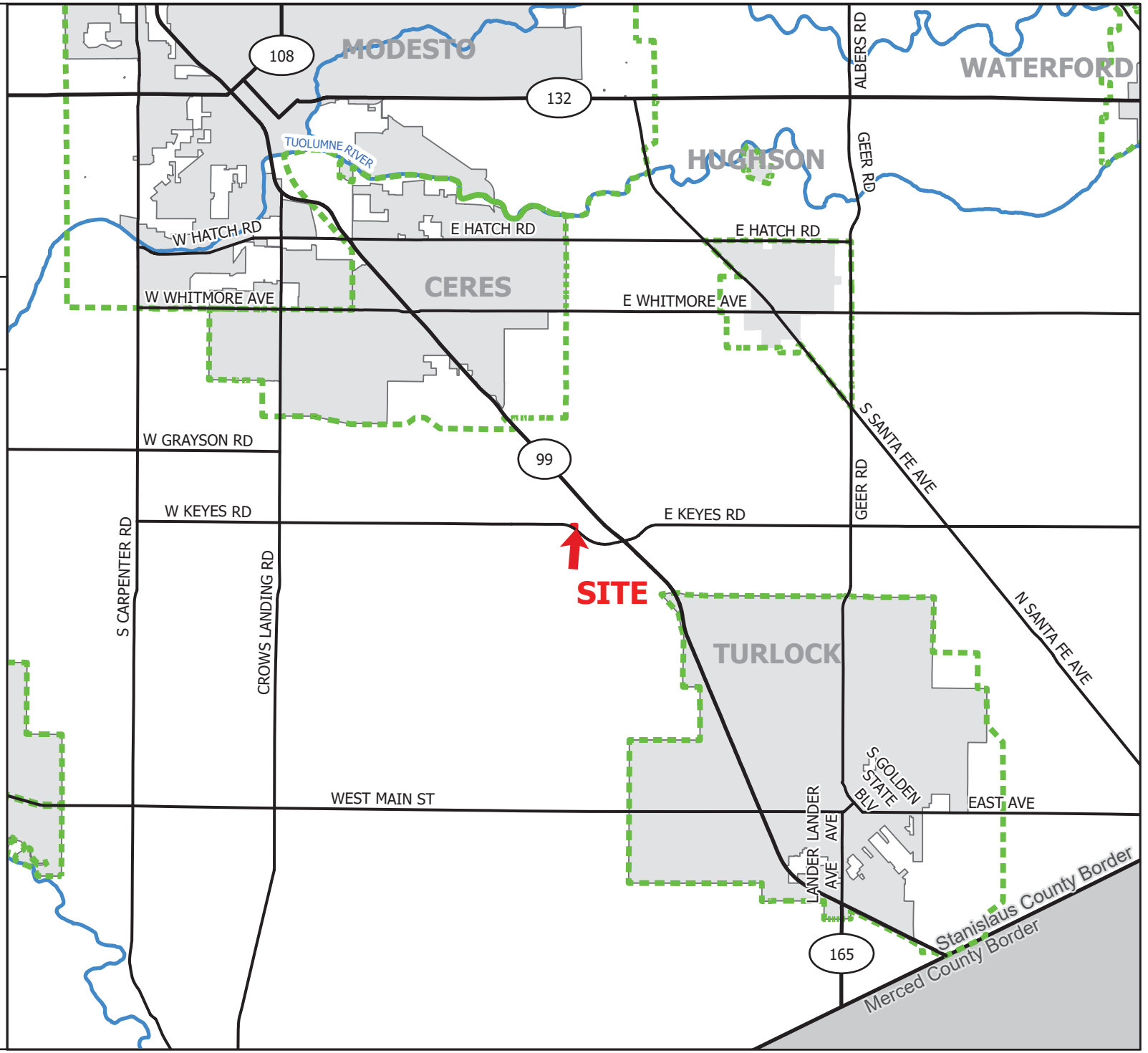
I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

Signature on File	**September 23, 2026**
Person Responsible for Implementing Mitigation Program	Date

AEMETIS BIOGAS LLC

REZ PLN2026-0016

AREA MAP



LEGEND

- Project Site
- Sphere of Influence
- Highway
- Major Road
- River

N

0 1.5 3 Miles

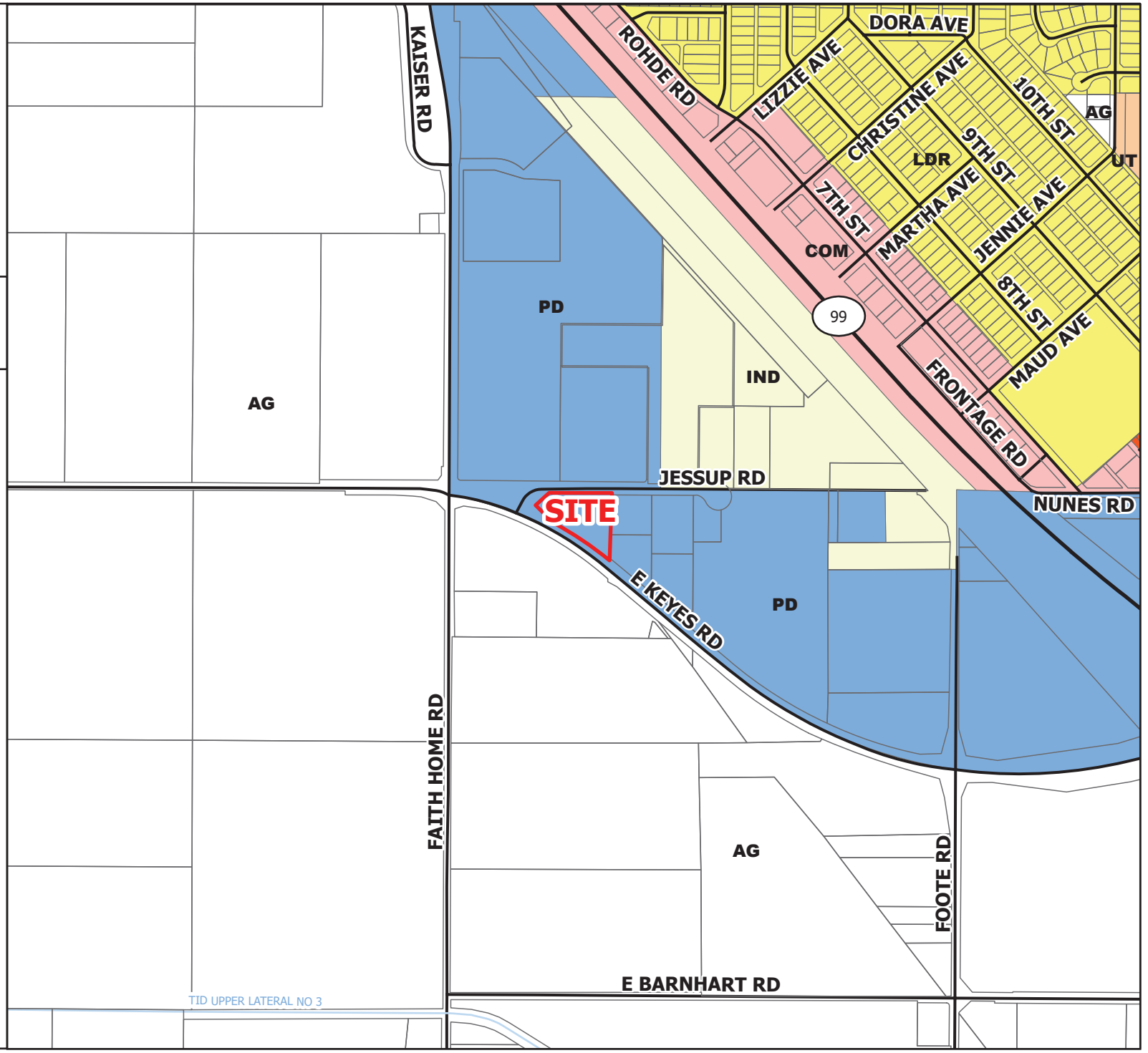
0 2 4 Kilometers

Source: Planning Department GIS
Date Exported: 5/18/2026

AEMETIS BIOGAS LLC

REZ PLN2026-0016

GENERAL PLAN MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

General Plan

- Agriculture (AG)
- Commercial (COM)
- Industrial (IND)
- Planned Development (PD)
- Residential - Low Density (LDR)
- Urban Transition (UT)

N

0 500 1,000 US Feet

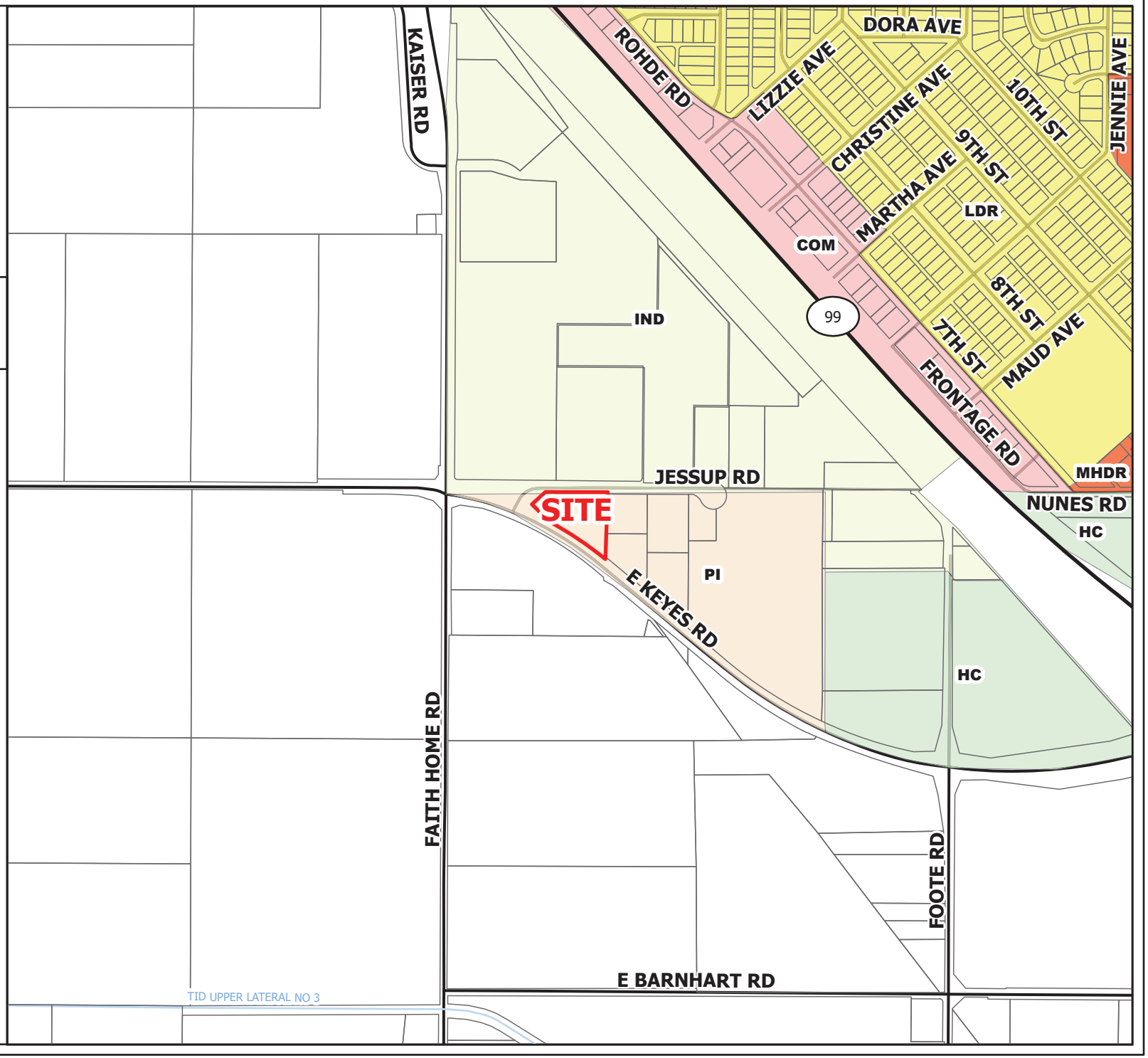
0 155 310 Meters

Source: Planning Department GIS
Date Exported: 5/18/2026

AEMETIS BIOGAS LLC

REZ PLN2026-0016

COMMUNITY PLAN MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

Community Plan

- COM
- HC
- IND
- LDR
- MHDR
- PI

N

0 500 1,000 US Feet

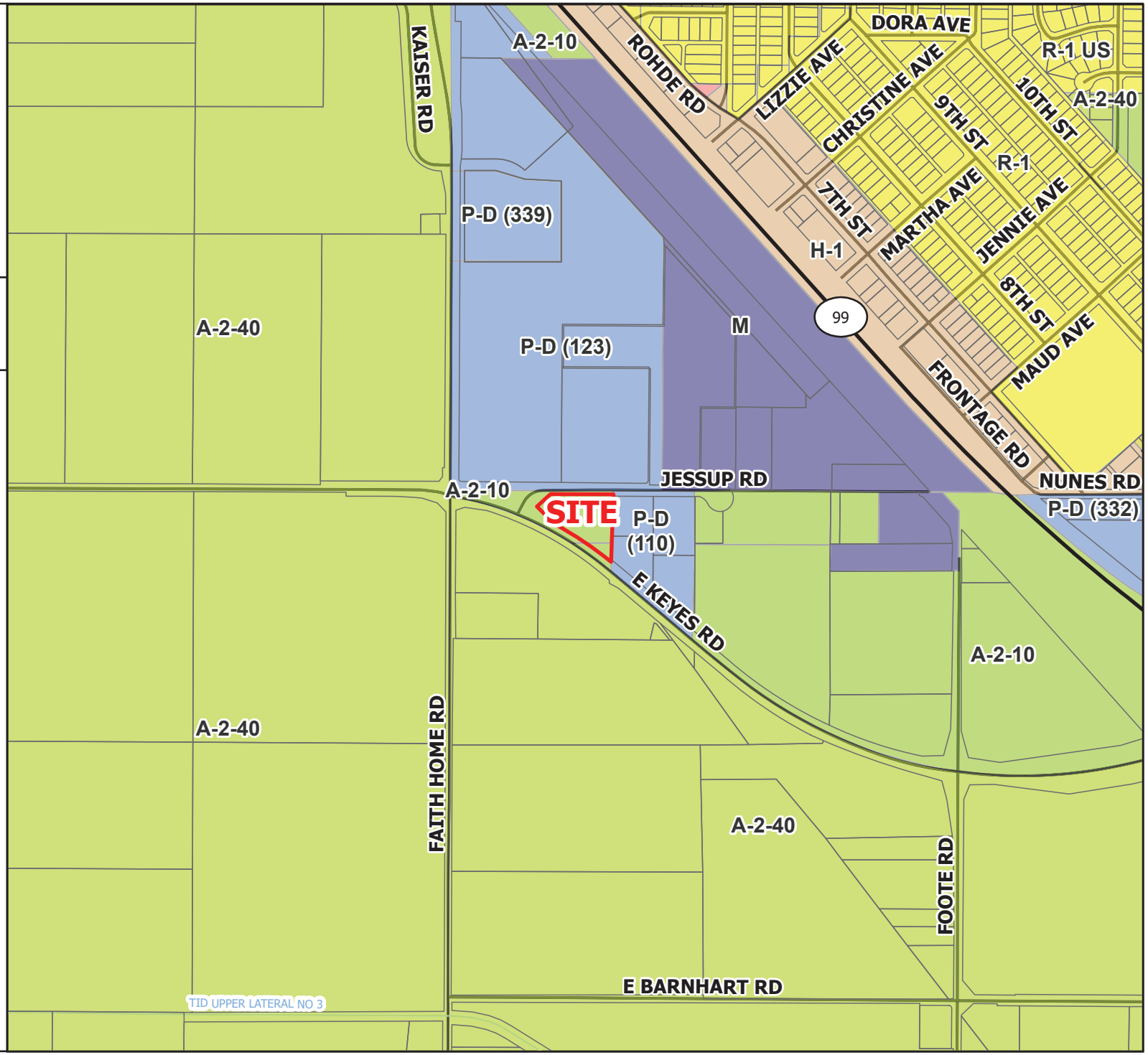
0 155 310 Meters

Source: Planning Department GIS
Date Exported: 5/18/2026

AEMETIS BIOGAS LLC

REZ PLN2026-0016

ZONING MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

Zoning Designation

- General AG 10 Acre (A-2-10)
- General AG 10 Acre UT (A-2-10)
- General AG 40 Acre (A-2-40)
- General Commercial (C-2)
- Highway Frontage (H-1)
- Industrial (M)
- Medium Density Residential (R-2)
- Planned Development (P-D)
- Single Family Residential (R-1)

N

0 500 1,000 US Feet

0 155 310 Meters

Source: Planning Department GIS
Date Exported: 5/18/2026

AEMETIS BIOGAS LLC

REZ PLN2026-0016

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

N

0 500 1,000 US Feet

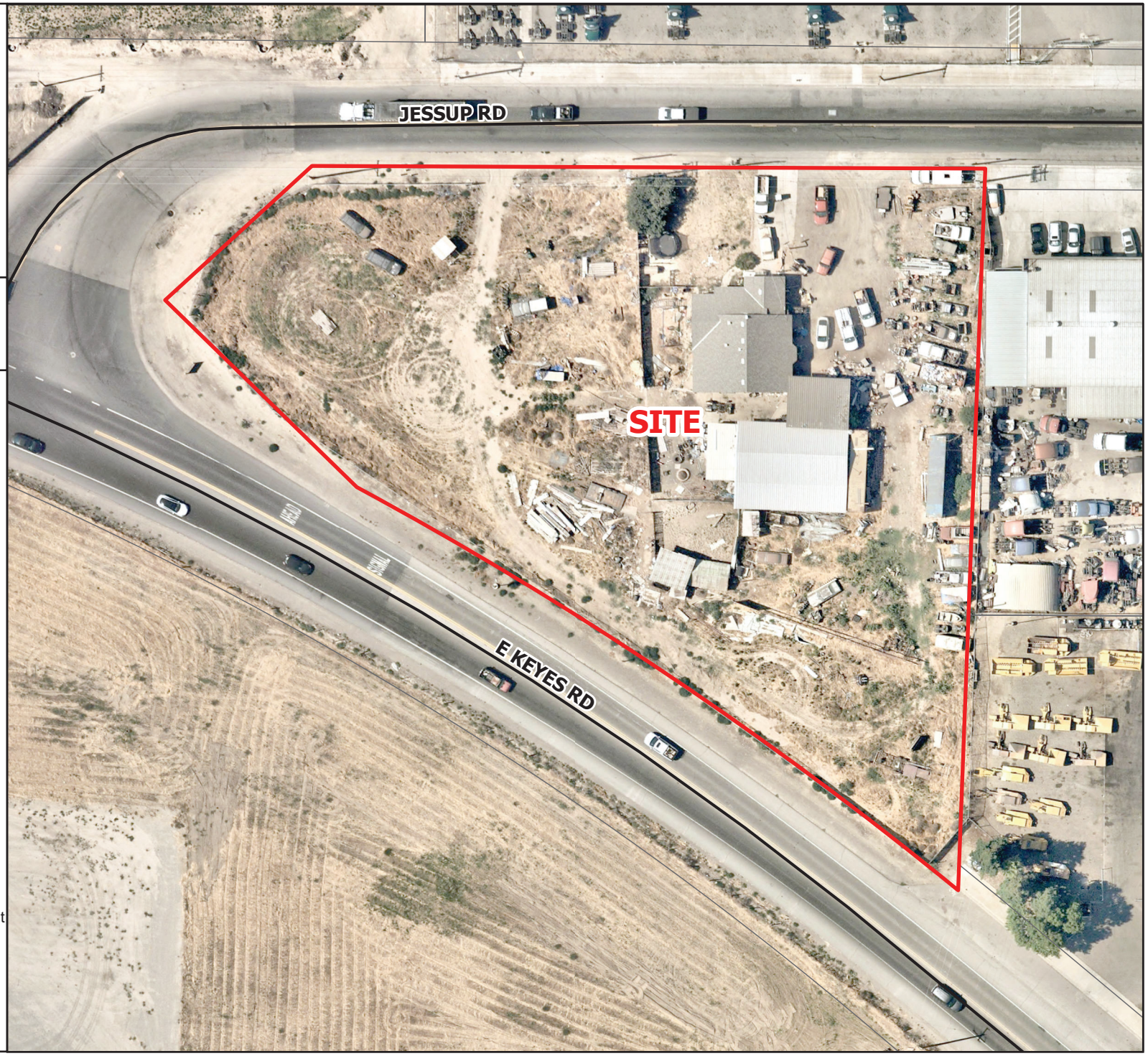
0 155 310 Meters

Source: Planning Department GIS
Date Exported: 5/18/2026

AEMETIS BIOGAS LLC

REZ PLN2026-0016

2023 AERIAL SITE MAP



LEGEND

- Project Site
- Parcel
- Street

N

0 50 100 US Feet

0 13 25 Meters

Source: Planning Department GIS
Date Exported: 5/18/2026

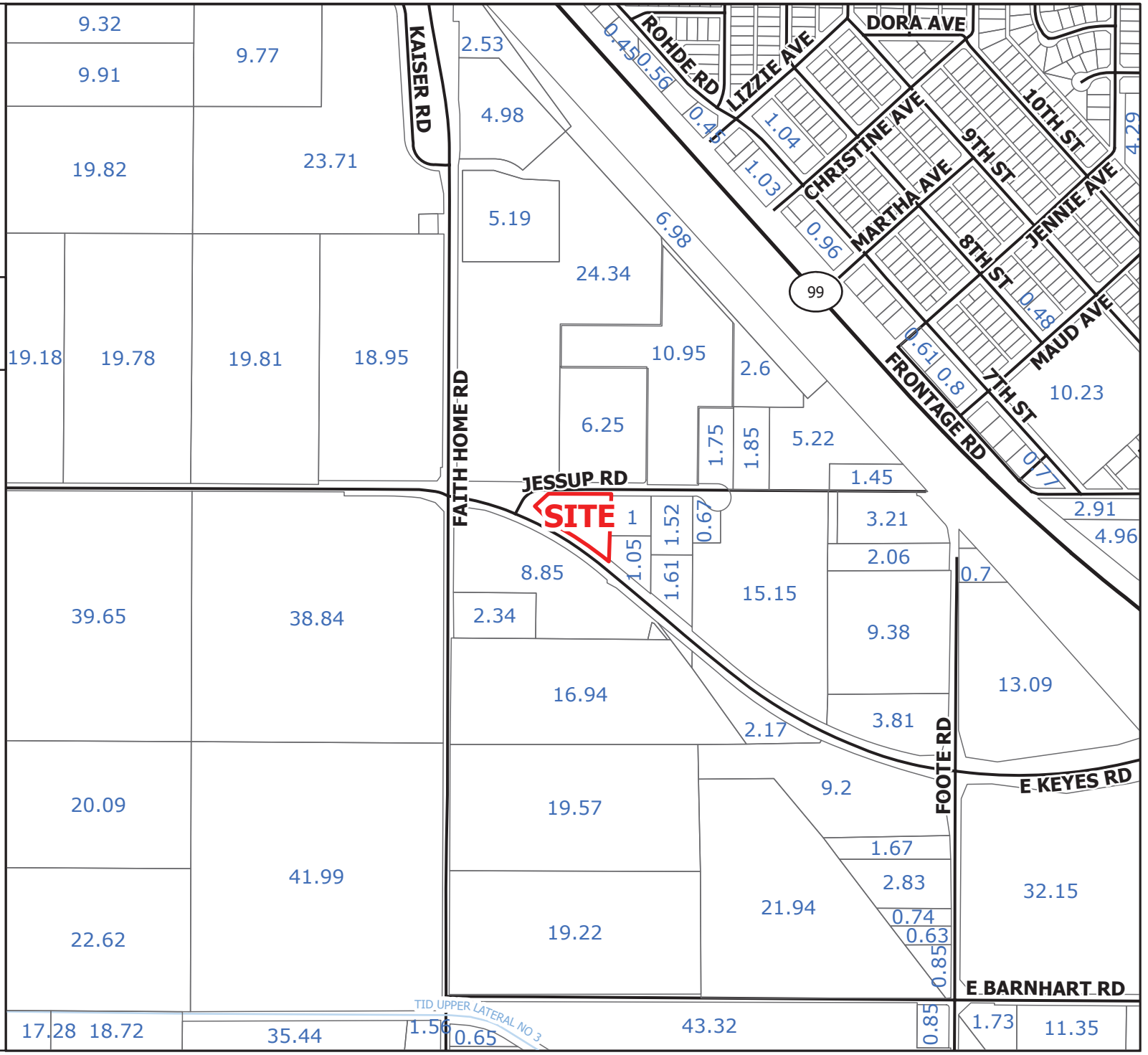
AEMETIS BIOGAS LLC

REZ PLN2026-0016

ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

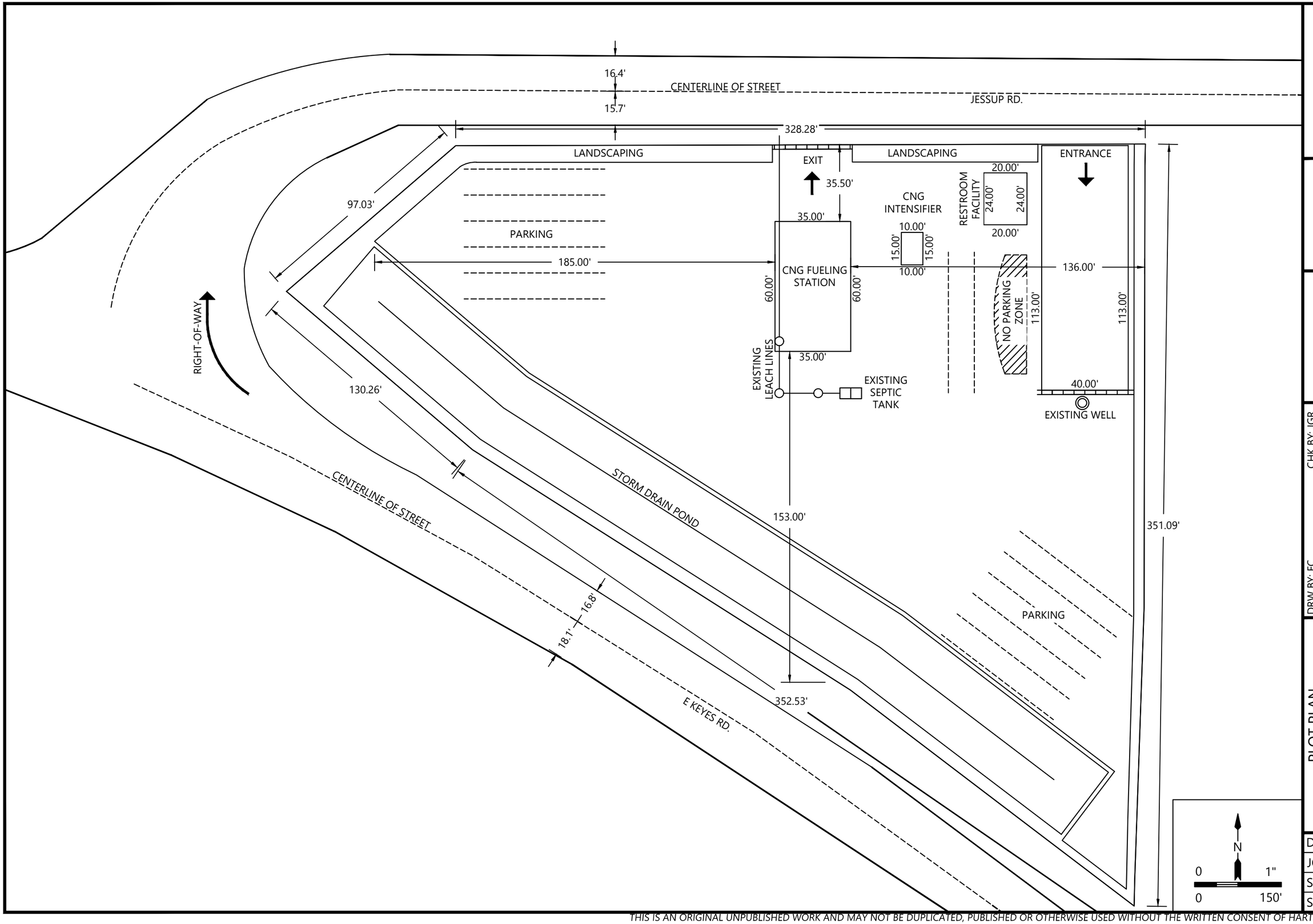


N

0 500 1,000 US Feet

0 155 310 Meters

Source: Planning Department GIS
Date Exported: 5/18/2026



1

H

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ENGINEERING

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VISALIA, CA 93291
(559) 563-0181

PROJECT
AEMETIS BIOGAS RNG
FUELING STATION

CLIENT
AEMETIS
20400 STEVENS CREEK
BOULEVARD SUITE 700
CUPERTINO CA 95014

DRW BY: EC
CHK BY: JGR

PLOT PLAN
RNG FUELING STATION

REVISION LOG:
VERSION: 3.1

DATE:	08.11.2026
JOB#	25076
SCALE:	AS SHOWN
SHEET NO.	A.4.1

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PROPERTY ADDRESS: 4130
JESSUP RD, CERES, CA 95307

STORM DRAIN
LENGTH: 420'
WIDTH: 36'
DEPTH: 4'
VOLUME @ 1' FREEBOARD 191,458 GAL

ASPHALT EXIT (407 SQ. FT.)

PROPOSED LANDSCAPING AREA AT FRONT (695 SQ. FT.)

ASPHALT ENTRANCE (438 SQ. FT.)

PROPOSED LANDSCAPING AREA AT FRONT (2,040 SQ. FT.)

ROAD

FENCE LINE

PROPOSED 113' X 40' CONCRETE ENTRANCE WITH GATE

15' X 10' CNG INTENSIFIER COMPRESSOR SYSTEM

EXISTING APPROXIMATE PROPERTY & PARCEL LINE

60' X 35' COVERED CNG FILLING STATION WITH TWO CNG DISPENSERS

24.0 ' X 20.0' EMPLOYEE RESTROOM FACILITY

NO PARKING CLEARANCE AREA - 735 SQ. FT.

EXISTING APPROXIMATE PROPERTY & PARCEL LINE

E KEYES RD.

PROPOSED ASPHALT PAVEMENT (50,175 SQ. FT.)

PROPOSED LANDSCAPING AREA AT BACK (5,458 SQ. FT.)

TRAILER PARKING (10 SPACES TOTAL)

ROAD

N
0 1"
0 50'

1
H
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(559) 563-0181

PROJECT
AEMETIS BIOGAS RNG FUELING STATION

CLIENT
AEMETIS
20400 STEVENS CREEK BOULEVARD SUITE 700
CUPERTINO CA 95014

CHK BY: JGR
DRW BY: EC

SITE PLAN
RNG FUELING STATION
VERSION: 3.1
REVISION LOG:

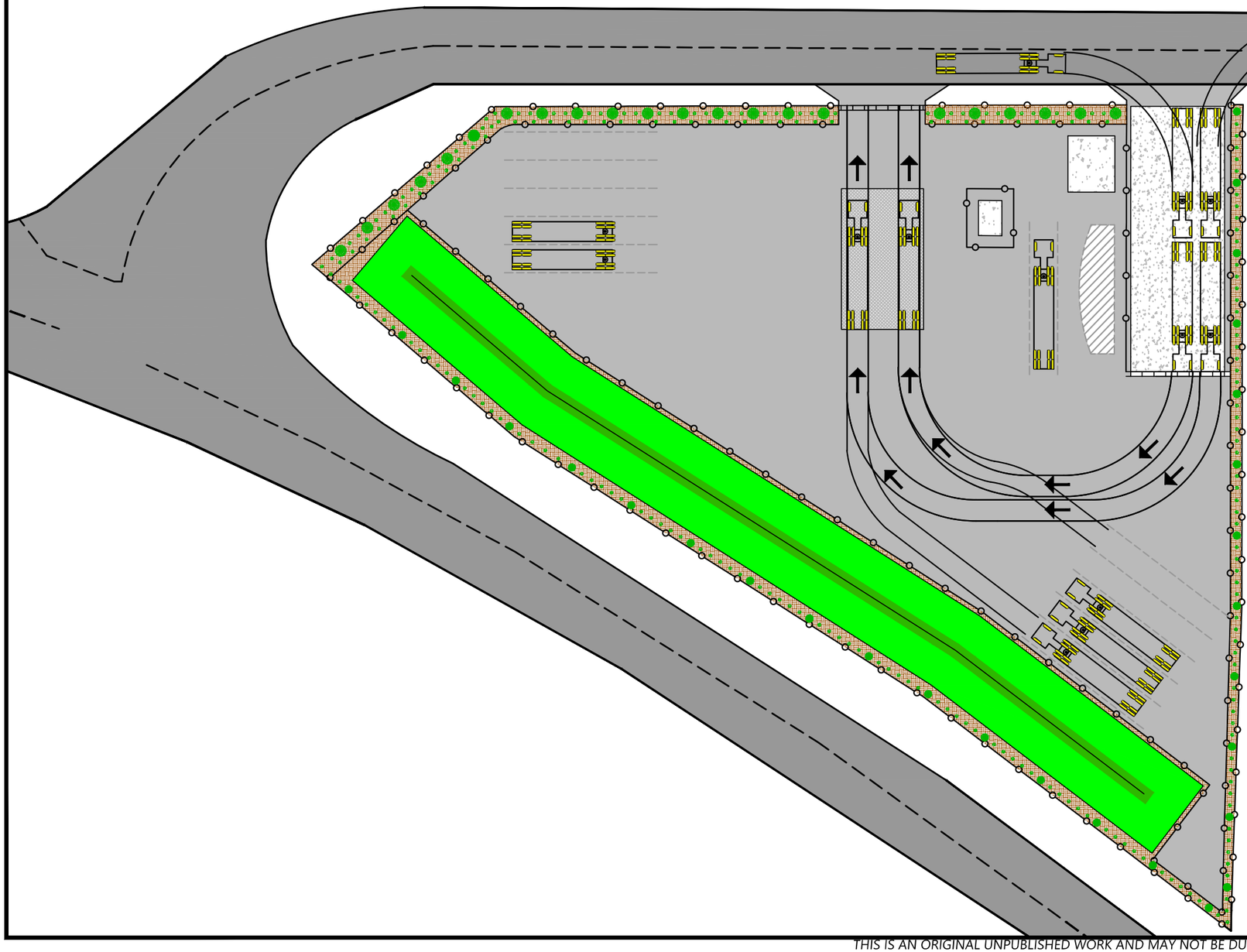
DATE:	08.11.2026
JOB#	25076
SCALE:	AS SHOWN
SHEET NO.	A.4.2

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PROPERTY ADDRESS: 4130
JESSUP RD, CERES, CA 95307

CIRCULATION PLAN NOTE:

PROVIDE 55.0' TURNING RADIUS FOR TRUCK ACCESS TO CNG FILLING STATION; VERIFY PAVEMENT AND LANDSCAPING CLEARANCES TO ACCOMMODATE VEHICLE MANEUVERS.



N

0 1"

0 50'

1
H
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PROJECT
AEMETIS BIOGAS RNG FUELING STATION

CLIENT
AEMETIS
20400 STEVENS CREEK BOULEVARD SUITE 700
CUPERTINO CA 95014

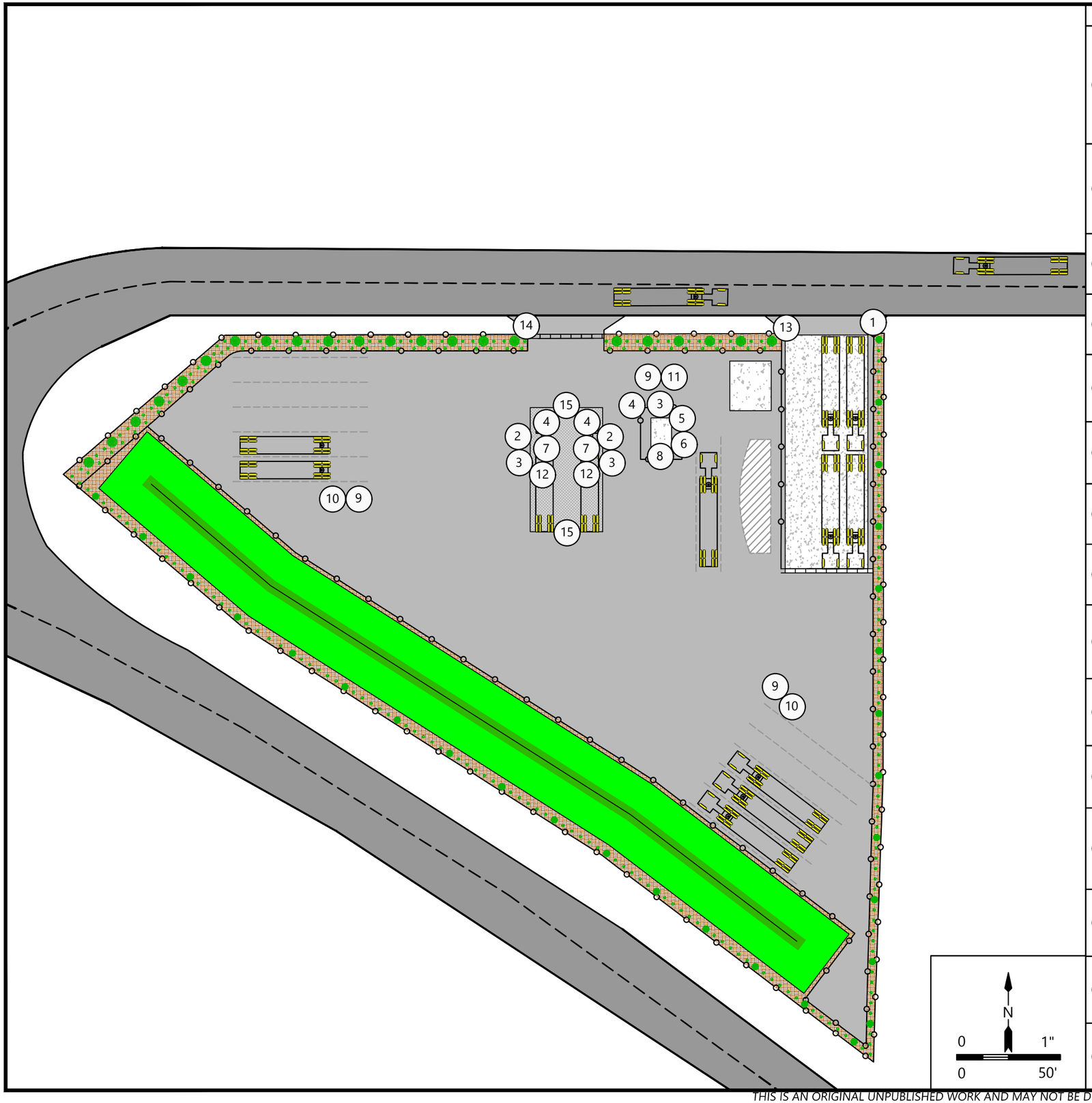
DRW BY: EC
CHK BY: JGR

CIRCULATION PLAN
RNG FUELING STATION

REVISION LOG:
VERSION: 3.1

DATE:	08.11.2026
JOB#	25076
SCALE:	AS SHOWN
SHEET NO.	A.4.4

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ID	VISUAL EXAMPLE	QTY.	DESCRIPTION
1	**IN CASE OF FIRE, SPILL OR RELEASE** 1. USE EMERGENCY SHUT OFF! 2. REPORT THE ACCIDENT! FIRE DEPT. PHONE NO. 911 FACILITY ADDRESS 4130 JESSUP RD, CERES CA 95307	1	NAME: EMERGENCY PROCEDURES OPERATION CODE: IFC 2018 - 2304.3.5 MATERIAL: 20" X 16" DIGITAL PRINT ON INTRMD VINYL. ON 3MIL DIBOND WITH LAMINATION LOCATION: IN FRONT OF COMPOUND.
2	**FLAMMABLE GAS STOP MOTOR NO SMOKING** NATURAL GAS VEHICLE FUEL CYLINDERS SHALL BE INSPECTED AT INTERVALS NOT EXCEEDING 36 MONTHS FROM DATE OF INSTALLATION OF THE VEHICLE. NATURAL GAS FUEL CYLINDER PAST THEIR END-OF-LIFE DATE SHALL NOT BE REFILLED AND SHALL BE REMOVED FROM SERVICE.	2	NAME: FLAMMABLE GAS - STOP MOTOR, NO SMOKING, NATURAL GAS VEHICLE FUEL CYLINDERS SHALL BE INSPECTED AT INTERVALS ... SIGN: NFPA 52 2023 SECTION 5.2.2.1 & 11.3.2.13.13 PART NO.: TSE-01761 MATERIAL: 20" x 20" x 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, RED LETTERS, WHITE BACKGROUND, FASTENED WITH SCREWS OR STRAPS. 1-1/2" HIGH LOCATION: ALL DISPENSING POINTS
3	**NO SMOKING STOP MOTOR FLAMMABLE GAS**	4	NAME: NO SMOKING STOP MOTOR FLAMMABLE GAS CODE: NFPA 52 2023 SECTION 5.1.3.3 MATERIAL: 20" x 12" x 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, 1" HIGH RED LETTERS, WHITE BACKGROUND LOCATION: AT EACH COMPRESSOR, STORAGE AREA, & RNG STORAGE TRAILER (NOT SHOWN)
4	**FOR CNG ONLY**	3	NAME: WARNING NO SMOKING FLAMMABLE GAS CODE: CCR TITLE 13, SECTION 934 – COMPRESSED NATURAL GAS MATERIAL: 20" x 12" x 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, RED 1" HIGH LETTERS, WHITE BACKGROUND LOCATION: EACH CNG FUEL SUPPLY CONTAINER
5	**WARNING** THIS COMPRESSOR START AUTOMATICALLY	2	NAME: WARNING THE COMPRESSOR MAY START AUTOMATICALLY MATERIAL: (PROVIDED BY EQUIPMENT MANUFACTURER) LOCATION: MOUNTED ON COMPRESSOR.
6	**GAS SHUTOFF VALVE**	1	NAME: GAS SHUT OFF VALVE CODE: IFGC 2018 SECTION 409.6 MATERIAL: METAL TAG WITH RED BACKGROUND AND 1" WHITE LETTERING PART NO.: TSE-01754 LOCATION: TIED TO BODY OF DRYER INLET GAS SHUT OFF VALVE.
7	**CNG EMERGENCY SHUTDOWN** FIRE EXTINGUISHER	2	NAME: EMERGENCY SHUTDOWN & FIRE EXTINGUISHER PART NO.: TSE-01751 MATERIAL: 20" x 12" SHEET METAL, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS. WHITE LETTERS ON RED BACKGROUND. LOCATION: ABOVE ESD SWITCHES
8	**DANGER** HIGH VOLTAGE	1	NAME: DANGER HIGH VOLTAGE MATERIAL: PROVIDED BY EQUIPMENT MANUFACTURER LOCATION: NEAR CONTROL PANEL (NOT SHOWN)
9		3	NAME: NFPA HAZARDOUS MATERIAL MATERIAL: AS DESCRIBED IN NFPA 170 PART NO.: PN-WMCNFPADV15X15 LOCATION: TRAILER PARKING AREA AND RNG STORAGE TRAILER (NOT SHOWN)
10	TRAILER PARKING AREA	2	NAME: TRAILER PARKING AREA MATERIAL: 10" X 8" SHEET METAL MOUNTED ON GALVANIZED STEEL SIGN POST (7' AFF) FASTENED WITH SCREWS BLACK LETTERS ON WHITE BACKGROUND LOCATION: TRAILER PARKING AREA
11	**NOTICE TRAILER SHALL BE BONDED**	1	NAME: TRAILER SHALL BE BONDED CODE: IFGC 2018 SECTION 413.9.2.6 MATERIAL: 20" X 12" SHEET METAL, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS. WHITE LETTERS, RED BACKGROUND LOCATION: POSTED ON THE CYLINDER SUPPORT STRUCTURE OR APPURTENANCE.
12	**THIS CNG DISPENSER HAS TEMPERATURE COMPENSATION**	2	NAME: THIS CNG DISPENSER HAS TEMPERATURE COMPENSATION CODE: NFPA 52 2023 SECTION 11.3.2.13.13.1 MATERIAL: 20" x 18" x 0.125" THK SHEET METAL WITH DIBOND BACKING ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, RED LETTERS, WHITE BACKGROUND, FASTENED WITH SCREWS OR STRAPS. 1-1/2" HIGH LOCATION: ALL FAST-FILL OR SLOW FILL CNG DISPENSER
13	ENTER	1	NAME: ENTER MATERIAL: 10" X 8" SHEET METAL MOUNTED ON GALVANIZED STEEL SIGN POST (7' AFF) FASTENED WITH SCREWS BLACK LETTERS ON WHITE BACKGROUND LOCATION: SITE ENTRANCE
14	EXIT	1	NAME: EXIT MATERIAL: 10" X 8" SHEET METAL MOUNTED ON GALVANIZED STEEL SIGN POST (7' AFF) FASTENED WITH SCREWS BLACK LETTERS ON WHITE BACKGROUND LOCATION: SITE EXIT
15	AEMETIS CNG STATION	2	NAME: AEMETIS CNG STATON MATERIAL: 3'-0" X 16'-0" CANOPY-MOUNTED IDENTIFICATION SIGN WITH 18" LETTER HEIGHT, WEATHER-RESISTANT VINYL WITH REINFORCED EDGES AND GROMMETS LOCATION: TOP EDGE OF CANOPY

N

0 1"

0 50'

1
H
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ENGINEERING
308 W OAK AVE
VISALIA, CA 93291
(559) 563-0181

PROJECT
AEMETIS BIOGAS RNG FUELING STATION

CLIENT
AEMETIS
20400 STEVENS CREEK BOULEVARD SUITE 700
CUPERTINO CA 95014

CHK BY: JGR
DRW BY: EC

SIGNAGE PLAN
RNG FUELING STATION

REVISION LOG:
VERSION: 3.1

DATE: 08.11.2026
JOB# 25076
SCALE: AS SHOWN
SHEET NO. A.4.5

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PROPERTY ADDRESS: 4130
JESSUP RD, CERES, CA 95307

PROVIDE SIX (6) 1' X 1' LED CANOPY LIGHT FIXTURES
TWO (2) ROWS OF THREE (3) AT 20' O.C. (LENGTH) AND 8.75' O.C. (WIDTH)
FULLY SHIELDED FLUSH MOUNTED FIXTURE TO PROVIDE ILLUMINATION LEVEL OF ~40
FOOT CANDLES (FC) AND MAXIMUM UNIFORMITY RATIO OF 4:1 (AVG:MIN) IN
ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDATIONS

PROVIDE TWELVE (12) 1' × 1' LED POLE-MOUNTED AREA LIGHT FIXTURES
25' HIGH GALVANIZED/POWDER-COATED STEEL POLE WITH 2.5' X 2.5' X
3' CONCRETE BASE, TO PROVIDE SITE ILLUMINATION OF 3-5 FC AND
MAXIMUM UNIFORMITY RATIO OF 4:1 (AVG:MIN) IN ACCORDANCE
WITH IES RECOMMENDATIONS

N
0 1"
0 50'

1
H
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ENGINEERING
308 W OAK AVE
VISALIA, CA 93291
(559) 563-0181

PROJECT
AEMETIS BIOGAS RNG
FUELING STATION

CLIENT
AEMETIS
20400 STEVENS CREEK
BOULEVARD SUITE 700
CUPERTINO CA 95014

DRW BY: EC
CHK BY: JGR

PHOTOMETRIC LIGHTING PLAN
RNG FUELING STATION

REVISION LOG:
VERSION: 3.1

DATE:	08.11.2026
JOB#	25076
SCALE:	AS SHOWN
SHEET NO.	A.4.6

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CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, Mono, San Joaquin, Stanislaus & Tuolumne Counties

Date: 1/9/2026

Records Search File #: 13612N
Project: Jessup Road Parcel,
APN 045-045-001 Rezone Permit

Jessica Cardoso
Aemetis Biogas LLC
6042 Faith Home Road
Ceres, CA 95307
209-250-5674 jessica.cardoso@aemetis.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.

- The General Land Office survey plat for T4S R10E (dated 1854) shows the NW ¼ of Section 31 divided into two parcels ca. 80 acres each.

ATTACHMENT I

- The Official Map of the County of Stanislaus (1906) shows Section 31, T4S R10E divided into parcels of various acreages. No specific landowner is referenced.

- The 1916 edition of the Ceres USGS quadrangle references the Jessup Road alignment and the Baxter Ditch south of the project area.

- The 1953 edition of the Ceres USGS quadrangle references one building that would be 73 years in age (or older) possibly within the project area. We have no further information on file regarding this possible historic resource.

- The 1969 edition of the Ceres USGS quadrangle references the building shown on the 1953 map, as well as the area covered by an orchard.

Prehistoric or historic resources within the immediate vicinity of the project area: None has been formally reported to the Information Center.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at http://chrisinfo.org

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for completing the **Access Agreement Short Form.**

Note: Billing will be transmitted separately via email from the Financial Services office ($150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

https://commerce.cashnet.com/ANTHROPOLOGY

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure		Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
[1]EIR Mitigation Measures					
4.1 Land Use					
Conversion of additional Prime Farmland to non-agricultural use	4.1-1	Replace Important Farmland at a 1:1 ratio with agricultural land of equal quality and protect the land for agricultural use through long-term land use restrictions, such as agricultural conservation easements.	Developers of new projects in the Community Plan area shall set aside in a long-term conservation or agricultural easement an equal amount of land equivalent to agricultural land proposed for conversion to non-agricultural use. The land shall be of equal quality of that being proposed for development, to the satisfaction of the County.	Planning Department; Agriculture Department	Prior to project approval.
Important Farmland would continue to be converted to non-agricultural uses	4.1-4	Implement Mitigation Measure 4.1-1.	See Mitigation Measure 4.1-1.		

[1] These mitigation measures are taken verbatim from the DEIR, except where revised by the Final EIR. Initial Study mitigation measures incorporated in the DEIR are not included in the Initial Study portion of this Mitigation Monitoring Program.

MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
	4.2 Biological Resources			
Loss of wetlands and other waters of the U.S.	4.2-1(a) Prior to approval of development projects in portions of the Community Plan Area that could support wetlands, the project proponent shall conduct a wetland analysis/delineation to determine whether jurisdiction wetlands or waters of the U.S. are present or absent in the proposed development area. If there are no wetlands or waters of the U.S. present no further mitigation is required. If wetlands or waters of the U. S. are present then;	Developers of new projects in the Community Plan area shall conduct a wetland analysis/delineation, in consultation with the US Army Corps of Engineers (Corps) to determine whether jurisdiction wetlands or waters of the U.S. are present in the proposed development area.	Corps; Planning Department	Prior to any construction or grading activity.
	(b) Direct or indirect losses of wetlands shall be compensated by replacement, rehabilitation, contribution to a mitigation bank, or purchase of wetlands habitat at a ratio that ensures no net loss of wetlands. A wetlands mitigation monitoring program shall be submitted to the Corps and CDFG for review prior to permit approval.	If wetlands are present, loss of wetlands shall be compensated ensuring no net loss of wetlands. Prior to grading permit approval, a wetlands mitigation monitoring program shall be submitted to the Corps and CDFG for review.	Corps; CDFG; Planning Department	Prior to any construction or grading activity.
	(c) The project applicant shall obtain applicable permit(s)/agreements(s) and implement all the terms and conditions required by the Corps, USFWS and the CDFG for impacts to wetlands.	If wetlands are present, the project applicant shall obtain all applicable permits required by the Corps, USFWS, and CDFG.	Corps; CDFG; USFWS	Prior to any construction or grading activity.
Loss of potential habitat for the valley elderberry longhorn beetle (VELB).	4.2-2(a) Prior to the approval of development projects in portions of the Community Plan Area that contain natural or artificial drainages, the project proponent shall conduct a project-specific survey for potential VELB habitat (elderberry shrubs).	The project proponent shall conduct a project-specific survey for elderberry shrubs in areas that could contain VELB habitat, consistent with USFWS guidelines.	USFWS	Prior to any construction or grading activity.

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MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
	(b) The project proponent shall avoid and protect all potential identified VELB habitat where feasible. Where avoidance is infeasible and elderberry shrubs are subject to removal or potential damage from the proposed development, the project proponent shall develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat, pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act. The mitigation plan shall provide for no net loss of VELB habitat and shall include, but might not be limited to, relocation of elderberry shrubs, planting of elderberry shrubs, and monitoring of relocated and planted elderberry shrubs.	If VELB habitat is present, the project proponent shall implement mitigation for the protection of elderberry shrubs, ensuring no net loss of habitat, consistent with USFWS mitigation guidelines.	USFWS	Prior to any construction or grading activity.
Take of Swainson's hawk individuals (eggs, nestlings or juveniles) and other raptors (birds-of-prey).	4.2-3(a) Prior to approval of development in portions of the Community Plan Area that contain trees, the project proponent, in consultation with the DFG, shall conduct a pre-construction survey of trees in the proposed development area for raptor nests. The surveys shall occur during the raptor breeding-season (approximately March 1 through August 31). The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned.	The project proponent, in consultation with the DFG, shall conduct a pre-construction survey of trees in any proposed development area for raptor nests. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned.	CDFG	In the breeding season prior to any construction or grading activity.

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MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
	(b) If an active raptor nest is identified within one half mile of the plan area then a buffer zone shall be implemented within a (0.5 or 0.10) mile radius (depending upon raptor species) of the nest tree or nest burrow, in the case of ground nesting burrowing owls.	A buffer zone around nest trees or burrows shall be implemented in consultation with CDFG.	CDFG	Prior to construction or grading activity.
	If an active Swainson's hawk nest is involved then no construction activities shall be initiated during the Swainson's hawk nesting period (IE., March 1 - August 1) within .25 mile without the approval by DFG. Construction shall be permitted at such time that juvenile Swainson's hawks are no longer dependant upon the nest tree.	There shall be no construction activities initiated during the Swainson's hawk nesting period within .25 miles of an active Swainson's hawk nest without prior approval by CDFG.	CDFG	During construction or grading activity.
Removal of native oak trees.	4.2-4(a) All oak trees over four inches (dbh) on proposed development sites shall be preserved to the maximum extent practical. Final development plans shall depict all trees proposed for removal. Any trees that are removed shall be replaced at a two to one tree replacement ratio. Prior to issuance of a grading permit, the applicant shall submit a tree preservation plan to the Stanislaus County planning division for review and approval The tree preservation plan shall include the location, number, species, and size of proposed replacement plantings. In addition, the plan shall include monitoring provisions for watering and landscaping to ensure survival and health of planted oak trees. During the monitoring period, dead trees shall be replaced.	Project proponents shall submit a tree preservation plan to the Stanislaus County planning division for review and approval that ensures that any oak trees over four inches (dbh) that are to be removed shall be replaced at a two to one tree replacement ratio. The plan shall include provisions for watering and landscaping and a monitoring period during which time dead trees shall be replaced	Planning Department; Agriculture Department	Prior to issuance of a grading permit.

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MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
Cumulative loss and degradation of valley grassland and agricultural habitat supporting native plants and wildlife.	4.2-5 Implement Mitigation Measures 4.2-1 through 4.2-4.	See Mitigation Measures 4.2-1 through 4.2-4.		
4.3 Transportation and Circulation				
Roadway segments in the area could operate at unacceptable levels of service.	4.3-1 (a) Faith Home Road shall be widened to a four-lane major road between Keyes Road and Redwood Road.	The County shall establish a funding mechanism for required roadway improvements identified in the Community Plan.	Public Works Department and Board of Supervisors	Prior to first approval of new development in the Plan Area.
	(b) Keyes Road shall be widened to a four-lane major road from Faith Home Road to State Route 99 southbound on- and off- ramps, and from Golden State Boulevard and State Route 99 northbound on- and off- ramps.	Individual projects within the Community Plan Area shall pay their fair share for roadway improvements based upon a project-specific traffic study.	Developer	Prior to project approval.
	(c) Golden State Boulevard shall be widened to a four-lane major road between Keyes Road and Taylor Road.	The County shall construct individual roadway projects.	Public Works Department	As warranted.
	(d) Washington Road shall be widened from a two-lane collector to an access-restricted two-lane, 60-foot wide collector south of the TID canal to Keyes Road at such time that widening is justified, as determined by the Director of Public Works.			

MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
Circulation in the Community Plan Area and the surrounding roadways.	4.3-2 (a) Faith Home Road shall be widened to six lanes between Keyes Road and Redwood Road. (b) Keyes Road shall be widened to six through lanes from Faith Home Road to Golden State Boulevard. (c) Washington Road shall be widened to an access-restricted, two-lane, 60-foot wide collector south of the TID canal to Keyes Road, at such time that widening is justified, as determined by the Director of Public Works.	The County shall establish a funding mechanism for required roadway improvements identified in the Community Plan. Individual projects within the Community Plan Area shall pay their fair share for roadway improvements based upon a project-specific traffic study. The County shall construct individual roadway projects.	Public Works Department and Board of Supervisors Developer Public Works Department	Prior to first approval of new development in the Plan Area. Prior to project approval As warranted.
Reduced levels of service at area intersections to unacceptable levels	4.3-3 (a) Keyes Road / SR 99 NB and SB Ramps Keyes Road shall be widened to six lanes from Faith Home Road to Golden State Boulevard. When a need for signalization is demonstrated through traffic signal warrants analysis, traffic signals shall be provided at the two ramp intersections. In addition to signalization, the following measures are necessary to operate the intersections at LOS C conditions or better during the PM peak hour:	The County shall establish a funding mechanism for required roadway improvements identified in the Community Plan. Individual projects within the Community Plan Area shall pay their fair share for roadway improvements based upon a project-specific traffic study. The County shall construct individual roadway projects.	Public Works Department and Board of Supervisors Developer Public Works Department	Prior to first approval of new development in the Plan Area. Prior to project approval. As warranted.

MITIGATION MONITORING PLAN KEYES COMMUNITY PLAN UPDATE				
Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
	<u>SB Ramps</u> Provide dual left-turn lanes and a separate right-turn lane on the southbound approach. Provide dual westbound left-turn lanes on Keyes Road to southbound SR99. Provide three eastbound and three westbound through lanes. Provide a free eastbound right-turn lane from Keyes Road to southbound SR99. <u>NB Ramps</u> Provide dual left-turn lanes and a separate right-turn lane on the northbound approach. Provide an eastbound left-turn lane from Keyes Road to northbound SR99. Provide three eastbound and three westbound through lanes. Provide a free westbound right-turn lane from Keyes Road to northbound SR99.			

MITIGATION MONITORING PLAN KEYES COMMUNITY PLAN UPDATE				
Significant or Potentially Significant Impact	**Mitigation Measure**	**Implementation, Monitoring and Reporting Actions**	**Monitoring and Reporting Responsibilities**	**Implementation, Monitoring and Reporting Schedule**
	(b) Keyes Road / Golden State Boulevard Provide single westbound and dual eastbound left-turn lanes. Provide separate eastbound and westbound right-turn lanes. Provide two northbound and two southbound through lanes. Provide a separate right-turn lane on the northbound approach. Provide a separate southbound left-turn lane. Provide a free southbound right-turn lane.			
	4.4 Air Quality			
Generation of CO, PM_{10}, NO_x and ROG emissions could exceed SJVUAPCD thresholds.	4.4-1(a) (Initial Study Mitigation Measure 7) To reduce PM_{10} emissions associated with construction the following strategies shall be included as part in all construction contracts for future development. 1. All clearing, grading, earth moving, or excavation activities shall cease when wind speeds are consistently equal to or greater than 20 mph.	The San Joaquin Valley Air Pollution Control District (SJVAPCD) shall confirm that all construction contracts in the Community Plan include emissions reduction strategies included in Mitigation Measure 4.4-1.	SJVAPCD	Prior to issuance of grading or building permits. Ongoing during construction.

MITIGATION MONITORING PLAN KEYES COMMUNITY PLAN UPDATE				
Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
	2. All excavated material, graded or otherwise disturbed shall be watered sufficiently to prevent excessive amounts of dust. Watering shall occur twice daily with complete coverage, preferably in late morning and after work is done for the day. 3. All material transported and vehicle speeds shall be limited to 15 mph on unpaved roadways. 4. Street sweeping and/or washing shall be undertaken to reduce dust emissions on paved roads, shoulders and access ways adjacent to the construction site. Wetting of the pavement shall occur either prior to or in conjunction with rotary sweeping. 5. All internal combustion equipment shall be properly maintained and tuned according to manufacturer's specifications. 6. Idling of all internal combustion equipment shall be limited to ten minutes at any given time. 7. The use of building materials that do not require the use of paints/solvents shall be encouraged. (b) All diesel-fueled construction equipment shall implement the following measures: (i) Retard injection timing 2 degrees.			

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MITIGATION MONITORING PLAN KEYES COMMUNITY PLAN UPDATE				
Significant or Potentially Significant Impact	**Mitigation Measure**	**Implementation, Monitoring and Reporting Actions**	**Monitoring and Reporting Responsibilities**	**Implementation, Monitoring and Reporting Schedule**
	(ii) Install high pressure injectors. (iii) Use reformulated diesel fuel. (iv) Limit diesel warm-up times (normally, a properly tuned diesel engine can be warmed up in 5 to 10 minutes).			
ROG, NO_x, CO, and PM_{10} emissions generated by motor vehicles and on-site sources associated with project operation would exceed established thresholds.	4.4-2(a) (Initial Study Mitigation Measure 8) To ensure the SJVAPCD standards are achieved, all new development within the plan area shall implement the following measures: 1. Lighting controls and energy-efficient lighting in buildings. 2. Light colored roof materials to reflect heat. 3. Provide low nitrogen oxide (NO_x) emitting and/or high efficiency water heaters. 4. If fireplaces are proposed, natural gas fireplaces or EPA-certified wood burning fireplaces/stoves should be installed in every unit that has a fireplace. 5. Include exterior electrical outlets on all residential units to encourage the use of electric powered yard maintenance equipment..	The County and SJVAPCD shall require that all new development in the Community Plan includes design measures, included in Mitigation Measure 4.4-2(a) and (c), to reduce project emissions.	Planning Department; SJVAPCD	Prior to project approval.

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MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
	(b) (Initial Study Mitigation Measure 9) All new development shall prepare an analysis to determine if project emissions would exceed SJVAPCD standards. If the project is found to exceed these standards, mitigation shall be incorporated into the project to reduce the emissions to a level below District standards. If no mitigation is available to reduce emissions below the standards, the project applicant shall participate in the District's offset program, by purchasing new equipment or other measures that would reduce emissions in the district by an amount equivalent to the amount of project emissions in excess of District standards. (c) Increase insulation beyond Title 24 requirements.	All new development in the Community Plan shall prepare a project-specific air quality analysis. If development would exceed SJVAPCD standards after implementation of the measures in Mitigation Measure 4.4-2(a), the project applicant shall participate in the District's offset program, as described in Mitigation Measure 4.4-2(b). See Mitigation Measure 4.4-2(a).	Developer; SJVAPCD	Prior to project approval.
Ozone in the air basin.	4.4-3 Implement Mitigation Measures 4.4-1(a) and (b) and 4.4-2(a), (b), and (c).	See Mitigation Measures 4.4-1(a) and (b) and 4.4-2(a), (b), and (c).		
FIS Mitigation Measures				
Unstable soils	1 Design guidelines for individual projects shall include requirements for the preparation of site-specific geotechnical reports and shall require that project design incorporates additional or special construction technique and/or features, if any, to account for potentially unstable soil conditions.	The developer for any new project in the Community Plan shall prepare site-specific geotechnical reports and shall demonstrate that the project design incorporates techniques or features to account for potentially unstable soil conditions.	Public Works; Building Department; Department of Environmental Resources	Prior to issuance of grading permit.

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MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
Soils are capable of supporting septic systems or will require connection to the Keyes CSD lines.	2. If the use of septic tanks is proposed for new development, a study shall be conducted by a qualified hydrologist to determine if the soil is capable of supporting a septic system. If the study determines that the soil is inadequate, the development shall be required to be annexed into the Keyes Community Service District for the provision of wastewater services.	The developer for any new project in the Community Plan shall conduct a study to determine if the soil is capable of supporting a septic system. If the soil is inadequate, the development shall be required to be annexed into the Keyes Community Service District.	Building Department; Department of Environmental Resources	Prior to project approval.
Adequate water would be available to serve future development prior to the approval of any development projects.	3. New development shall not be approved until it has demonstrated that adequate water supplies exist to serve the project.	The developer for any new project in the Community Plan shall provide to the City "will serve" letters from the appropriate water purveyor.	Department of Environmental Resources	Prior to project approval.
Discharge into surface waters.	4. During project construction, all new development shall implement appropriate stormwater runoff BMPs and design features to protect receiving water quality during construction and occupancy, consistent with Stanislaus County standards.	The developer of any new project in the Community Plan area shall incorporate design features to protect receiving water quality during construction and occupancy of the project. The contractor shall implement appropriate stormwater runoff BMPs during construction. The County shall inspect the project site to verify that stormwater runoff measures are being implemented	Public Works	During project construction.
Discharge into surface waters.	5. BMPs shall be incorporated into project design to reduce urban contaminant levels in stormwater runoff, consistent with Stanislaus County standards.	The developer of any new project in the Community Plan area shall incorporate BMPs into project design to reduce urban contaminant levels in stormwater runoff.	Public Works; Department of Environmental Resources	Prior to issuance of building permit.

MITIGATION MONITORING PLAN
KEYES COMMUNITY PLAN UPDATE

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Reporting Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule
Change of absorption rates, drainage patterns and the rate and amount of surface runoff.	6. All new projects within the plan area shall demonstrate through a drainage study or hydrological report, in accordance with the Stanislaus County Public Works standards, that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased flood volume.	The developer of any new project in the Community Plan area shall prepare a drainage study or hydrological report, to demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased flood volume.	Public Works; Department of Environmental Resources	Prior to project approval.
Odor	10. To address potential land use incompatibilities related to odor, new residential areas shall not be located immediately adjacent to odor producing land uses. If this is infeasible, adequate setbacks shall be provided as part of the project.	The County shall review new residential development to determine potential odor incompatibilities. If such potential exists, the County shall require adequate setbacks at the residential property to reduce odor impacts to acceptable levels.	Department of Environmental Resources; SJVAPCD	Prior to project approval.
Potential hazardous materials	11. Prior to development at locations suspected or known to have used hazardous materials, a Phase 1 Environmental Site Assessment shall be prepared in accordance with ASTM Standard to identify whether past or existing uses of the site have adversely affected soil or groundwater, or would otherwise pose a health hazard during site development. Results of the Phase 1 investigation shall be used to determine whether additional investigation or site management is needed.	A Phase 1 Environmental Site Assessment shall be prepared by the developer of any new project in the Community Plan area prior to development at locations suspected or known to have used hazardous materials. Based on results of the Phase 1 investigation, additional investigation or site management shall be required.	Planning Department; Department of Environmental Resources	Prior to grading or construction activities.
Potential hazardous materials	12. Construction contracts shall include a stop-work provision in the event previously unidentified contamination is discovered during construction so that appropriate actions can be taken to reduce potential human health and environmental hazards.	The developer of any new project in the Community Plan area shall include in all construction contracts a stop-work provision in the event unidentified contamination is discovered during construction.	Planning Department; Department of Environmental Resources	Prior to construction.

MITIGATION MONITORING PLAN KEYES COMMUNITY PLAN UPDATE				
Significant or Potentially Significant Impact	**Mitigation Measure**	**Implementation, Monitoring and Reporting Actions**	**Monitoring and Reporting Responsibilities**	**Implementation, Monitoring and Reporting Schedule**
Increase in noise levels.	13. New residential development located within areas subject to noise levels in excess of 60 $_{Ldn}$ shall demonstrate through an acoustical study that project design would reduce noise impacts to acceptable levels (per the County General Plan). Measures to reduce noise could include, sound-rated windows, sound walls, barriers, increased setbacks or other modifications to project design, or noise attenuation of proposed or existing buildings.	An acoustical study shall be prepared by the developer of any new project in the Community Plan area which demonstrates that project design would reduce noise impacts to acceptable levels in areas of new residential development subject to noise levels in excess of 60 $_{Ldn}$.	Planning Department; Department of Environmental Resources	Prior to project approval.
Increase in noise levels.	14. New development shall implement the following measures during construction: a. Construction shall be allowed only during the day, during hours designated by the County. b. All construction equipment shall be fitted with properly functioning mufflers. c. Any noisy construction equipment shall be located away from sensitive receptors, and, if necessary, temporary noise barriers shall be constructed between noise sources and sensitive receptors.	All construction contracts shall include the measures identified in Mitigation Measure 14. The County shall inspect the project site to verify that noise reduction measures are implemented.	Planning Department Building Department	Prior to issuance of grading and construction permits. During construction.
Fire protection	15. All new development in the Community Plan Area shall be required to pay all applicable program fees, as defined by the Keyes Fire Protection District, which shall be used to prevent fire protection service from dropping below its current level. Fees may be used towards the purchase of new or replacement vehicles or substation space.	All new development in the Community Plan Area shall pay all applicable program fees, as defined by the Keyes Fire Protection District.	Planning Department; Keyes Fire Protection District	Prior to project approval.

MITIGATION MONITORING PLAN KEYES COMMUNITY PLAN UPDATE				
Significant or Potentially Significant Impact	**Mitigation Measure**	**Implementation, Monitoring and Reporting Actions**	**Monitoring and Reporting Responsibilities**	**Implementation, Monitoring and Reporting Schedule**
Light and glare	16. New multistory development in Highway Commercial, Industrial and Planned Industrial areas shall minimize the use of reflective surfaces and have those reflective surfaces which are used to be oriented in such a manner to reduce glare impacts along roadways.	The County shall review new multistory development in Highway Commercial, Industrial, and Planned Industrial areas to ensure that reflective surfaces would not result in glare along roadways.	Planning Department	Prior to project approval.
Light and glare	17. In Highway Commercial areas, cut-off luminaries, and/or shield, low-intensity lights shall be used to minimize the visibility of the lighting from nearby areas, and to prevent "spill over" of light onto adjacent residential properties.	New development in Highway Commercial areas shall include cut-off luminaries, and/or shield, low-intensity lights to prevent spillover.	Planning Department	Prior to project approval.
Park facilities	18. New development shall be required to contribute its fair share, as determined by the County of Stanislaus, toward provision of the parks proposed by this plan.	The developer of any new project in the Community Plan area shall to contribute its fair share toward provision of the parks proposed by the Community Plan.	Planning Department; Parks Department	Prior to project approval.

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